

December 21, 2023

Via Email

City of Ottawa
Planning, Real Estate and Economic Development Department
110 Laurier Avenue West, 4th Floor
Ottawa, ON, K1P 1J1

Attention: Lucas Teeft, Planner I

**Reference: Zoning By-law Amendment Application
1961 and 2015 Sarsfield Road
Our File No.: 122196**

In September 2023 the Committee of Adjustment approved the severance of a surplus farm dwelling at 1943 Sarsfield Road. Through the consent application process the City of Ottawa addressed the retained residential parcel 1961 Sarsfield Road and addressed the severed agricultural parcel 2015 Sarsfield Road.

Condition 5 attached to the Committee's decision requires the retained residential parcel (1961 Sarsfield Road) be rezoned to permit a greater lot coverage of accessory buildings. The lot coverage of all existing accessory buildings on the retained residential parcel is 6.7%. Please see Accessory Buildings Figure attached to this Letter.

In the interest of caution, **we request the City of Ottawa rezone the retained residential parcel to permit a lot coverage of all accessory building of 7%.**

Condition 6 attached to the Committee's decision requires the severed agricultural parcel (2015 Sarsfield Road) be rezoned to restrict residential development.

We request the City of Ottawa rezone the severed agricultural parcel to restrict residential development.

Novatech has prepared this Minor Zoning By-law Amendment application package to facilitate clearing Conditions 5 and 6 of the Committee of Adjustment's decision. In support of the Zoning By-law Amendment application please find enclosed the following:

- Complete Zoning By-law Amendment Application Form;
- Committee of Adjustment Decision, dated September 15, 2023;
- Committee of Adjustment Decision Correction Notice, dated September 25, 2023;
- Notice of Pre-Consultation Completion, dated December 7, 2023;
- Draft Reference Plan, prepared by Annis, O'Sullivan, Vollebakk Ltd, dated October 10, 2023; and
- Accessory Building Sketch of 2015 Sarsfield Road, prepared by Annis, O'Sullivan, Vollebakk Ltd.

Yours truly,

NOVATECH



Ryan Poulton, M.PL., MCIP, RPP
Project Planner

