



March 7, 2023

Committee of Adjustments  
City of Ottawa,  
Ottawa, ON

Dear Sir/Madame:

Re: Severance of Farmland  
8515 & 8469 Mitch Owen's Road, Edwards, Ontario

This application is being submitted in order to transfer the farmland owned by Stuart Mackie to his brother, Glenn Mackie. Stuart Mackie is the owner of the farmland located at 8515 Mitch Owen's Road, Edwards, Ontario. Glenn Mackie is the owner of the farmland located at 8469 Mitch Owen's Road, Edwards, Ontario. Both Stuart Mackie and Glenn Mackie are members of the Ontario Federation of Farming (#4227815 FBR).

The property is zoned AG2 – Agricultural, Subzone 2. It is also designated Agricultural Resource Area within the Official Plan. The Official Plan Section 9.1.3 covers severance policies in agricultural areas. We believe, after contact with Lucas Teeft, city planner, that a surplus farm dwelling severance via a lot line adjustment is the preferred route in order to have this completed. We would still be doing a surplus farm dwelling severance, but the difference is that no new lot is being created. This is just the transfer of land from one brother to the other brother. This falls under Policy 9.1.3(5) in the Official Plan:

*Where the lands containing a surplus dwelling and accessory buildings are abutting the main farm property, the recommended method of separation of the surplus dwelling from the land is the use of a lot line adjustment between the two properties to avoid the creation of a new lot.*

A surplus farm dwelling severance without a lot line adjustment would result in a new lot being created for the farmhouse and would require rezoning for the retained lands. Thus, to summarize, in this instance a surplus farm dwelling severance via a lot line adjustment is the preferred route in order to not require rezoning of the property.

Enclosed is the completed application form, the parcel abstract page, agreement of purchase and sale, and sketches of the proposed severance, lot line adjustment, and retained property.

Yours very truly,