

Don Gibson  
6709 Flewellyn Road  
Ottawa, ON  
K2S 1B6

April 18, 2023

Committee of Adjustment  
Ottawa, Ontario

Please find attached our application for a lot line adjustment to our property in rural Stittsville.

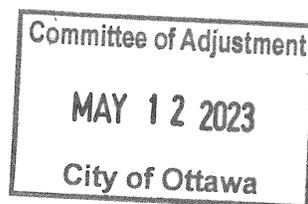
We wish to extend the lot line of our property at 6709 Flewellyn Road, from the existing severance at 6683 Flewellyn Road. To the described dimensions in the application forms.

This application is for the purpose of extending my family land, in order to extend the greenspace area around our existing property, due to the property of 6683 Flewellyn Road going up for sale in the very near future.

The area proposed for addition currently is a vacant field with no discernible land marks. Our wishes are to simply tree this area for aesthetics and wildlife conservation.

I thank you in advance for your consideration.

Don Gibson  
613-853-5152



As per the request of the Committee of Adjustment, Prabhdeep Kaur (Coordinator) told us to contact your department prior to the submission of our application for a lot line adjustment to our current property.

Please find attached our application, photos and drawings for a lot line adjustment to our property at 6709 Flewellyn Road in rural Stittsville (Ward 21).

We hope to extend the lot line, originally severed from the property of 6683 Flewellyn Road. The current dimensions are 91.44 meters squared. We wish to extend the lot line to 100 meters front and rear, and extend the depth of the property to 191.44 meters. Therefore, adding 8.56 meters to the current frontage, and 100 meters to the sides and rear of the property.

This application is for the purpose of expanding our current family land, to extend the greenspace area around our existing property, due to the property of 6683 Flewellyn Road going up for sale in the very near future. The area proposed for adjustment is a vacant field with no discernible landmarks. Our wishes are to simply tree this area for aesthetics and wildlife conservation. We have no plans to remove any current trees on the proposed adjustment area.

If any clarification, concerns or more information is required please feel free to contact me anytime.

Thank you for your consideration.

Don & Vicki Gibson  
6709 Flewellyn  
613-853-5152  
[degibson21@gmail.com](mailto:degibson21@gmail.com)

Good morning Victoria,

I have had a look at your submission and do not have any concerns with any aspects of the proposal at this time. The new lot lines are sufficiently outside of the watercourse and floodplain located on the property.

I will note that the proposed lot line adjustment falls within the 200 metre setback distance from the Trans-Canada Pipeline. As a result if you plan to build anything at some point in the future, you are required to consult with TransCanada Pipelines prior to submitting your application.

Please note that this is a preliminary position subject to change following a full review of a submitted application.

If you have any further questions please don't hesitate to reach out.

Kind regards,

**Lucas Teeft** (he/him)

Planner I | Urbaniste I

Development Review | Examen des projets d'aménagement

Planning, Real Estate and Economic Development Department / Direction générale de la planification, des biens immobiliers et du développement économique

City of Ottawa | Ville d'Ottawa

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[ottawa.ca/planning](http://ottawa.ca/planning) / [ottawa.ca/urbanisme](http://ottawa.ca/urbanisme)

***\*\*During this period of uncertainty due to COVID-19, City staff are following best practices to minimize exposure and risk. I am currently working from home and will respond to any emails as soon as I am able.***