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**P. H Robinson Consulting**  
**Urban Planning, Consulting and Project Management**

City of Ottawa Committee of Adjustment  
101 Centrepointhe Drive, 4<sup>th</sup> Floor  
Ottawa, ON K2G 5K7

Attn: Mr Michel Bellemare  
Secretary Treasurer

Re: 4085 Dunning Rd (Lot Line Adjustment application)  
Part lot 14 Concession 4  
Geographic Township of Cumberland; City of Ottawa  
William Elwood Quaile

July 25 2023

**Committee of Adjustment**  
Received | Reçu le

2023-07-27

City of Ottawa | Ville d'Ottawa  
**Comité de dérogation**

On behalf of the property owner of 4085 Dunning Rd., please see the enclosed Lot Line Adjustment application to transfer a portion of the land known as 4085 Dunning Rd. to the property at 4095 Dunning Rd. 4085 Dunning is zoned AG - Agricultural zone, and is within the Agricultural Resource Area as per the City of Ottawa Official Plan.

The intent of this application is to convey the lands labeled as Part 1 on the draft 4R plan to the owners of 4095 Dunning Rd. The parcel to be conveyed is 0.163 ha (1,630.0 m<sup>2</sup>) in area which will result in a lot (4095) of approximately 0.408 ha (4,082.7m<sup>2</sup>) after it is conveyed. The property owners of 4095 Dunning have expressed interest in purchasing the portion of 4085 Dunning that directly abuts the rear of their property. The conveyed land will be used for amenity space for the residents of 4095 Dunning and to allow for the temporary storage of their RV on lands in a covered gravel area within their ownership. The covered gravel area is also used for storage purposes by 4095 Dunning. Parts 2 and 3 on the draft 4R plan represent road widenings to dedicate lands to ensure a 30m protected ROW (15m from centre) on Dunning Rd. This road widening aligns with similar road widenings taken from the north and south of the subject property on the east side of Dunning Rd.

It was perceived by both land owners that the lands in question were a part of 4095 Dunning. Once it was discovered that in actuality the land belonged to 4085 Dunning, the owners of 4095 Dunning approached the owners of 4085 Dunning about purchasing the land. The subject lands are not used as farmland as seen in the aerial image below therefore we are not impeding productive farming operations. This lot line adjustment is a minor adjustment and should be reviewed as such.

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Phone: 613 599 9216  
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**This image shows the existing tree planting on lands subject to this lot line adjustment that were planted by 4085 Dunning to provide protection to 4095 Dunning for easterly winds (in the winter).**

The Official Plan Section 9.1.3 states: 2) Lot line adjustments are permitted on lands designated as Agricultural Resource Area for legal or technical reasons only. The Provincial Policy Statement states that 'legal and technical reasons' means severances for purposes such as easements, corrections of deeds, quit claims, and **minor boundary adjustments**, which do not result in the creation of a new lot. Therefore, this lot line adjustment is permitted in the Agricultural Resource Area. The lands in question are quite small in nature and cannot be used for agricultural purposes. The area subject to the lot line adjustment will not impact the drainage ditch that is located on 4085 Dunning.

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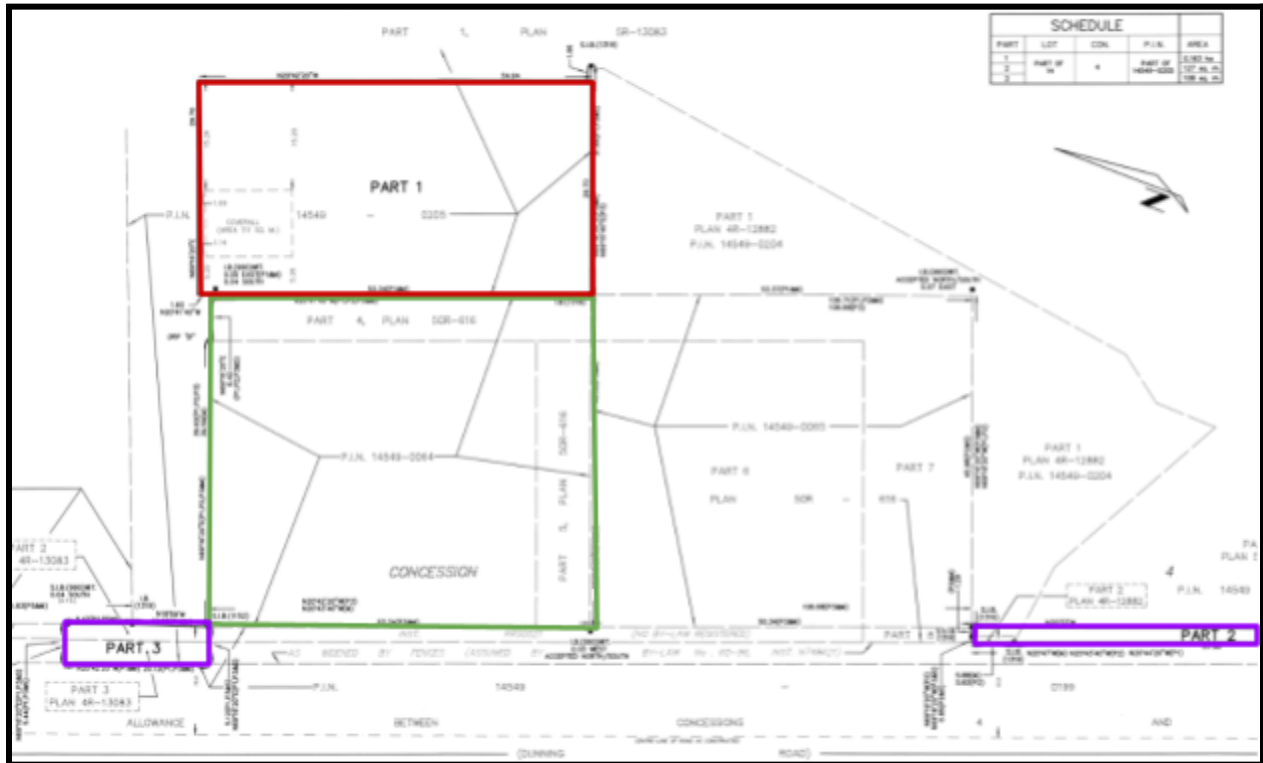


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Image showing the **land to be conveyed**, the **parent parcel**, and the **lot to which the land is being conveyed**.

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Draft 4R Plan showing the lot to be conveyed (from 4085 Dunning), and 4095 Dunning. This image also shows Parts 2 and 3 which are to be dedicated to the City as the protected ROW.



Image of the laneway on 4085 Dunning from the main road looking in an easterly direction Note - 4095 Dunning to the right.

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**Image showing the covered graveled area located on the property to be transferred from 4085 Dunning to 4095 Dunning looking south from the laneway.**

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**Image of the covered gravel area from inside the property looking north towards the laneway.**

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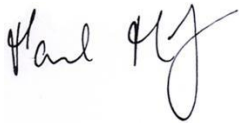
At this time, we are submitting the following in support of the application:

- Completed application form for a lot line adjustment
- Property owner's authorization
- Parcel Abstract Pages (PIN) of 4085 Dunning and 4095 Dunning
- Application fees
- A draft 4R Plan showing the lands subject to the Lot Line adjustment and the lands subject to the road widening

When the notification signs are ready for this application could you please email the undersigned and I will arrange for them to be picked up and installed on the property.

Should you have any questions or require anything further, please do not hesitate to contact the undersigned at (613) 599 9216 or via email at [probinson@probinsonconsulting.com](mailto:probinson@probinsonconsulting.com)

**P H Robinson Consulting**



Paul Robinson RPP

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Jasmine Paoloni, Junior Planner