

17 Neely Street  
Dunrobin, Ontario  
K0A 1T0

December 27, 2023

Committee of Adjustments  
City of Ottawa  
Ben Franklin Place  
101 CentrepoinTE Drive  
Ottawa, Ontario



Dear Sir/Madam:

**Re: Seeking Consent for a Lot-Line-Adjustment**

The purpose of this letter is to seek the "consent" of *The Committee of Adjustments* ("the Committee") concerning a *lot-line-adjustment* regarding the following properties: #17, #2 and #8 Neely Street - all of which are situated in Dunrobin. (Please refer to the attached figure.) For an agreed upon amount of financial compensation, the #17 property would be the contributor lot and the other two properties would be the recipient lots and accordingly, would each receive a parcel of land from the contributor.

The aforementioned properties are all located within the City of Ottawa's rural area and have municipal addresses on Neely Street - which is a private roadway affixed to the 17 Neely Street contributor property. For the purpose of this *lot-line-adjustment*, the contributor lot (17 Neely Street) which is 8.52 ha in size, will be transferring 0.078 ha of land to #2 Neely Street and 0.220 ha of land to #8 Neely Street. The result of this will be that #2 Neely Street would grow in size from 0.14 ha to 0.218 ha and #8 Neely Street would grow from 0.28 ha to 0.50 ha. By undertaking this land transfer, the contributor lot will shrink by approximately 3.5%, but at the same time, #2 Neely Street would grow by 55.7% and #8 Neely Street would increase in size by 78.6%.

Lot	Original Lot Size	Size of Land Transferred	Resultant Lot Size	Change in Lot Size
#17 Neely Street (contributor lot)	8.52 ha	-0.298 ha	8.222 ha	-3.50%
#2 Neely Street (recipient lot)	0.14 ha	+0.078 ha	0.218 ha	+55.7%
#8 Neely Street (recipient lot)	0.28 ha	+0.220 ha	0.50 ha	+78.6%

The primary reason for this proposed *lot-line-adjustment* (land transfer) is to enable the owners of the two smaller lots to have a bit more space to enjoy their country-living life styles. All of the affected property owners (including us being the owners of the contributor lot) are agreeable to this proposal and hope that the members of the Committee will approve the request. No new building lots are being created and the only result of this proposal is that the contributor lot will shrink slightly, while both the recipient lots will dramatically increase in area. All of the subject properties make use of private well and septic systems, but this proposal will have no impact on this circumstance, with the exception that each of the recipient lots will gain a larger foot-print to absorb their environmental impacts.

At the far south end of the contributor lot, a distance of approximately 250m from the subject lot line, there is a horse boarding stable (farm), where up to eight medium size horses are both boarded and stabled. This facility places its horse manure in a heap that is identified on the attached schematic. The distances between the horse (stables) barn and manure pile and the location of the proposed lot line to be adjusted are indicated in the below table. The *Minimum Distance Separation* ("MDS") limits - as calculated by the Province of Ontario's *Ministry of Agriculture, Food and Rural Affairs'* AGRISUITE software - are also noted on the table and it is clear that the involved distances are all well in excess of those that are required by the MDS.

	#2 Neely Street	#8 Neely Street
AGRISUITE's Required MDS from Manure Storage ( <i>eight medium size horses</i> )	216 m	216 m
Distance from Manure Pile to Proposed New Lot-line	575 m	495 m
AGRISUITE's Required MDS from "Livestock" Barn ( <i>eight medium size horses</i> )	216 m	216 m
Distance from Stable Barn to Proposed New Lot-line	506 m	437 m

It may also be noted that the overall natural gradient of the land causes any run-off from the manure heap to move in a north-easterly direction away from the recipient properties that are the subject of this proposal.

On August 20<sup>th</sup>, 2023, we spoke with a *Development Information Officer* ("DIO"), at the City of Ottawa's Terry Fox Regional Office, and she did not indicate any concerns with the proposal. As we were already aware, the DIO advised us that the proposal would be subject to the approval of the Committee. Furthermore, on September 23, 2023, a meeting was hosted with the residents of Neely Street and at that time they were advised of this proposal and none of these neighbours raised any concerns. We have also consulted a lawyer to help guide us through this process.

On December 12, 2023, we consulted with the *Dunrobin Community Association* (the "DCA") concerning this proposal and the DCA later replied back in writing that they have "no objections". (attached). Additionally, on December 13, 2023, we advised the office of Mr. Clarke Kelly (Deputy Mayor and Councillor for Ward 5 West, Carleton-March) of our intention to make this request of the Committee of Adjustments. We provided his



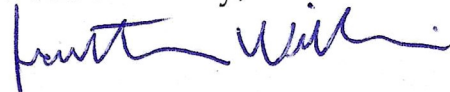
office with copies of all relevant documentation and solicited Mr. Kelly's input.

On December 21, 2023, we received preliminary comments regarding this proposal from Mr. Lucas Teeft of the City of Ottawa's Panel 3 Planning Group. (We previously submitted the package to Panel 3 on December 15, 2023). Mr. Teeft has stated that "...have no serious concerns with it at the moment from a preliminary standpoint." Additionally, Mr. Teeft also states that the proposed lot-line-adjustment will yield the benefit of bringing the #2 Neely Street property "into compliance with the Zoning By-law requirement for lot size in the RR14 zone (minimum 2000 sq/m)."

We would also like to take this opportunity to specifically note that this proposal does not involve the cutting or removal of any trees. Additionally, it does not involve any excavation or the placement of any fill material and it would involve no change whatsoever to grading or drainage patterns.

In summary, on behalf of ourselves and the owners of the recipient properties - whose lands are to increase in size - it is hoped that the members of the Committee are agreeable to this proposal. It merely comprises a *lot-line-adjustment* and does not involve the creation of any new building lots or structures and will have no other environmental impacts. Essentially, the only result of this proposal is that the owners of two properties will be able to enjoy larger lots.

Your sincerely,



Jonathan Williams and,



Hélène Couture

Attach.