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Jan 5, 2024

Proposed Lot Line Adjustment

To Whom It May Concern;

I am a landowner in the rural (west) part of the City of Ottawa and am applying for a lot line adjustment to add 4.04 hectares (10 acres) to our property located at 3266 Peskett Road in the former West Carleton Township (geographic Township of Huntley).

The retained and severed lands are located at 3247 Old Almonte Road.

**Existing Lands (Lot to be enlarged)**

3266 Peskett 04539 0031

Pt Lot 10 Con 7 Huntley Township

Pin 04539 0034

**Property Designation**

Property is zoned RU

Existing parcel is .81 hectares (2 acres)

RP 5R 10828 part 1

Roll # 0614 423 830 02003

The severed lands to be added to the existing parcel 76.2 m x 106.7 m 8130.54 m<sup>2</sup> (250' x 350') – refer to attached R Plan 5 R10828 part 1

The proposed severance is approximately 4.05 hectares (10 acres).

**Committee of Adjustment**

Received | Reçu le

**Revised | Modifié le : 2024-01-15**

City of Ottawa | Ville d'Ottawa

**Comité de dérogation**

**Lands to be Retained**

3247 Old Almonte Road

Pt lots 8, 9 and 10, Con 7 Huntley Township

Property is zoned RU

Property Parcel: Area 851,088.38 m<sup>2</sup> (9161030.26 ft<sup>2</sup>) (85.11 ha)

The property is owned by Cameron and Cindy Howie who are in agreement with the proposal.

**Lands to be Severed**

Pt lot 10 Con 7, Huntley Township

The proposed severance will result in a parcel (existing plus severed) measuring 152 m x 305 m totaling 46,360 m<sup>2</sup> for a total lot area of 4.636 hectare (12 acres).

Property is zoned RU

**Current use of Lands**

The existing parcel (lot to be enlarged) is .81 hectartes (2 acres) in size and the proposed lot line adjustment would increase the total lot area to a total of approximately 4.636 hectare (12 acres).

Area to be added - land has been in use by applicant for past 30 years

Property was used as pasture until early 1990's

Natural re-forestation occurring and nurtured over past 30 years

Current mix of juniper, white pine, maple, white cedar, white spruce and some fruit trees

Current use home garden, storage for farm machinery (tractors and equipment) and small orchard  
Wood yard (private use)  
Current buildings – 8' x 12' woodshed  
Proposed use - 30' x 40' pole barn for farm machinery storage.

### **Pre – Application Planner Consultation**

The City of Ottawa website and Committee of Adjustment recommend consultation with a Development Information Officer or a Planner in advance to determine whether the proposed lot line adjustment will be supported by city staff. I have attached a series of emails between myself and Jack Graham, City of Ottawa Planner 1.

### **City of Ottawa Planning Information**

*City of Ottawa Official Plan Section 9*

*9.1.3 Protect farmland from uses that would impede productive farming operations*

*1) Residential uses in Agricultural Resource Areas shall be permitted either in the form of:*

*a) A detached dwelling on a lot fronting an existing public road; and/or*

*b) Accommodation for full-time farm labour where:*

*i) The size and nature of the operation requires additional employment;*

*ii) Accommodations may be located on the same lot as a principal dwelling and shall be removed once the farm help is no longer required; and*

*iii) Prior to development, the City may require that the farm operator enter into an agreement which ensures that accommodations for farm help are removed once no longer needed.*

*2) Lot line adjustments are permitted on lands designated as Agricultural Resource Area for legal or technical reasons only.*

*City of Ottawa Zoning Bylaw 2008-250*

*Part 13 - Rural Zones (Sections 211 to 236)*

*Purpose of the Zone*

*The purpose of the RU – Rural Countryside Zone is to: accommodate agricultural, forestry, country residential lots created by severance and other land uses characteristic of Ottawa's countryside, in areas designated as General Rural Area, Rural Natural Features and Greenbelt Rural in the Official Plan;*

*recognize and permit this range of rural-based land uses which often have large lot or distance separation requirements; and regulate various types of development in manners that ensure compatibility with adjacent land uses and respect the rural context.*

*Section 228 - RU Subzones*

*Despite subsection 228(1), there are no minimum lot width and lot area requirements for an agricultural use that excludes livestock-related food production. (By-law 2017-148)*

*Agriculture-related uses are permitted only a lot of 2 hectares or greater. (By-law 2021-222)*

### **Property Designation**

Property is zoned RU

Existing parcel is 2 acres

RP 5R 10828

Roll # 0614 423 830 02003

### **Adjacent sites – usage and setbacks**

Existing barn at 1061 Howie Road is 75 m from proposed new boundary of severed lands

Distance to ME3 zone 365 m from proposed new boundary of severed lands

Distance to MR zone 230 m from proposed new boundary of severed lands

Distance to EP3 zone 530 m from proposed new boundary of severed lands