

Committee of Adjustment  
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City of Ottawa  
Comité de dérogation

To whom it may concern,

AGinvest Farmland IV Inc and AGinvest Farmland IV LP, would like to submit an application for consent to sever a surplus farm dwelling, to the commission of adjustments for the city of Ottawa

The purpose of this application is to sever 1 lot that was created and registered by the previous owner. AGinvest farmland IV inc. purchased the property at 5195 Dunning Road in March of 2022. Our goal is to hold the farmland as an investment vehicle for investors looking to diversify their portfolio away from the stock market. With our goal being to own high-quality farmland in Ontario we saw this as an opportunity to sever the house and sell it back onto the market. We are not in the business of renting houses.

The plan for the buildings that remain on the retained lands is after Dec 1, 2024 the home on part 3, which is currently rented, will be sold and removed from the property. The sheds and barns, we are currently getting quotes for having those demolished or taken down and removed. The retained lands would be only agricultural purpose at this time, and we have no intentions of changing that in the future.

The Property is currently broken into 7 parts and after consultation with Jack Graham, a city planner, we would like to submit an application for part 4 to be severed and the other 6 parts retained.

We reached out to the manager of rural development review, Adam Brown back in April. He informed us that the property was not properly severed and that we would have to reach out to the city of Ottawa's general council about this matter. We had our lawyers reach out to the council for the city and they gave permission to go ahead with the consent to sever, using the existing registry plan as we were not the ones who created it.

In 2015 the previous owner had a reference plan created and registered without proper consent to sever being approved. They transferred ownership in 2016 to be able to sell the property. We are looking to sever part 4 that could be used for residential purposes and sell as a surplus dwelling, while maintaining the current farmland.

Thank you very much for your help and consideration.



Kyle O'Donohue

Eastern Ontario Operations Manager.

