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Committee of Adjustment

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City of Ottawa | Ville d'Ottawa

Comité de dérogation

101 Centrepointe Drive,
4th Floor Ottawa, ON
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Members of City of Ottawa Committee of Adjustment,

I am the owner of two neighbouring properties: 590 Smith Road and 612 Smith Road. I am seeking consent from the City of Ottawa Committee of Adjustment for a conveyance for lot creation (severance) and a conveyance for a lot line adjustment. Details of both properties as well as my intentions are detailed below.

590 Smith Road

This property was originally part of 612 Smith Road and two acres were severed in 2016. I purchased the two acres from the previous owner and built my personal residence, a single family dwelling.

612 Smith Road

In February 2024, I purchased 612 Smith Road. This property is 19.42 hectares, largely wooded, and includes a single family dwelling as well as a detached building.

Intent

My intentions with 612 Smith Road are twofold:

- Conveyance for lot creation (severance): On the east side of 612 Smith Road lies two acres that I believe is highly suitable for single family dwelling.
- Conveyance for a lot line adjustment: To continue enjoying the benefits of the forest of 612 Smith, I propose a line adjustment which would to add 5.26 hectares from 612 Smith Road to 590 Smith Road. My intent with the additional 5.26 hectares is to fully conserve the existing forest. A report supporting the lot adjustment was completed by Bernie Muncaster, in September 2023, and supports the lot line adjustment. The report is annex and a visual rendering of the proposed lot line adjustment is also annexed.
- Once the severance and line adjustment completed, I intend to sell 612 Smith Road. The interested buyer is currently working with the Conseil des écoles catholique du Centre-Est to create a learning opportunity for school children, allowing them to benefit from nature, outdoor classrooms, walks in the forest and growing vegetables.

I strongly believe my proposal has multiple benefits for the City Ottawa: economic opportunities, conserving our environment, and the eventual benefit to school children. As such, I hope you will strongly consider the requested severance and lot adjustment.

I thank you for the attention you will be giving my proposal.

Martin Brazeau

