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July 25, 2024

Committee of Adjustment
City of Ottawa
110 Laurier Avenue West
Ottawa, ON K1P 1J1

Dear Members of the Committee of Adjustment,

Re: Severance Application for 1579 9th Line Road, Metcalfe, ON K0A 2P0

We are writing to formally submit a severance application for the property located at 1579 9th Line Road, Metcalfe, ON K0A 2P0. The purpose of this application is to sever the existing parcel into 2 separate lots to sever the existing dwelling from the farmland.

The details of the severance are as follows:

1. Description of the Property:

- Current Zoning:
- Lot Size: 17.79 Acres
- Proposed Lot Sizes:
 - Severed Lot Size: 1.00 Acre
 - Retained Lot Size: 16.79 Acres

2. Purpose of the Severance:

- The purpose of this severance application is creating a farm-related surplus farm residence. The goal is to sever the existing dwelling on the property from the farmland and farm activities. The current owners of the farm are no longer using the existing dwelling. We are severing this land in a square, similar to the neighboring property. The severed property does not encroach on any tillable land from the existing farm, the severed parcel will be the minimum size to not take up any additional farmland.

3. Compliance with Official Plan and Zoning By-Laws:

- The proposed severance complies with the City of Ottawa's Official Plan and Zoning By-Laws. It supports the goals of maintaining the zoning designation as AG – Agricultural zone under Zoning By-Law #2008-250

4. Supporting Documents:

- Completed Severance Application Form
- Draft Plan
- Parcel Abstract Page
- Rural Consent Application Form

5. Consultations and Community Support:

- We have consulted with the Development Information Officer and City Planner that have provided us with the support to proceed with our application.

The proposed severance aligns with the City of Ottawa's strategic objectives for growth and development in the Metcalfe area. It will contribute positively to the community by creating additional housing without compromising any farming land. The owner is currently in progress of receiving their Farm Registration number, the application is filed and currently under 1st year exemption.

We respectfully request that the Committee of Adjustment consider this application for approval. I am available to discuss any aspects of the application or provide further information as required.

Thank you for your time and consideration.

Vincent Carbonneau
Principal – Modern Consulting LLC