

July 11th, 2024

Committee of Adjustment
4th Floor 101 Centrepoint Drive
Ottawa, On K2G 5K7
cofa@ottawa.ca

Committee of Adjustment
Received | Reçu le

2024-07-11

City of Ottawa | Ville d'Ottawa
Comité de dérogation

Attention: Secretary Treasurer

We are requesting approval to sever our house as a surplus farm dwelling from the northwest corner of our 37.44-hectare property located at 6980 Mansfield Road Stittsville ON K2S 1B8. This proposal would exceed the minimum 0.4 ha requirement while also keeping the size as small as possible so as not to take away from agricultural use. The severed lot size with house would be 0.8744.75 ha in size while keeping the retained portion at 36.56 ha.

The east side of this proposed lot creation would include a small angle portion along the municipal drain back to a point where it is useful as farmland, otherwise it would only grow up in weeds as it would not be operational for farm equipment due to the narrow wedge shape along the drain edge if it were squared off.

The lot depth of 91 meters is needed to protect the integrity of lot slope, underground lawn irrigation system and plastic drainpipes from sump pump and a weeping tile gravity drain where they extend out from underground at bottom of the slope. The drainpipes have been clipped and damaged by farm equipment in the past and this depth measurement would allow one pass with a riding lawn mower to cut grass beyond pipes and slope where it levels out to avoid future issues.

Other neighbouring farms to the immediate east, west and north of the proposed lot severance are tenant farmed with either hay, corn or soybean crops. There is a working dairy farm to the east and the livestock barn is 790 meters from the proposed lot line. MDS forms have been completed and the necessary distance falls well beyond the acceptable limits.

We are fully aware that approval of this surplus farm dwelling severance would be conditional upon rezoning the AG portion of the retained land to prohibit residential development on this rezoned land.

This property has always been farmed and has continued to provide feed for livestock for the past 34 years of our ownership through certified tenant farmers.

We have done our due diligence and reached out to the planning department for their advice and comments. Contact planner Lucas Teeft had no negative comments regarding using our tenant farmers Agricorp Farm Business Registration Number to qualify for application or meeting the policies set out in the Official Plan: Section 9. Rural Designations (ottawa.ca) when discussed with him.

The Rideau Valley Conservation Authority has been contacted for their input to ensure there are no issues from their perspective and they have indicated no objections.

Attached are the following documents:

1. Consent/Severance Application - 1 copy
2. Schedule A Rural Consent Application - 1 copy
3. Sketch (substitute for draft Ref Plan) 1- 11x17 & 1- 8 1/2 x 11
4. MDS 1 calculation from existing residence which easily meets the city, OMAFRA required setback as per MDS Guideline #41
5. Email from Eric Lalande, MCIP RPP Planner, Rideau Conservation Authority, advising he has no issues with the proposed severance
6. Tree Information Report not applicable
7. Signed Copy of Agricorp Tenant Farmer Declaration and FBR number, providing proof property is being farmed by certified tenant farmer.
8. Parcel Abstract Page
9. Certificate for retained land statement prepared by Tricia Schouten, barrister and Solicitor
10. Cheque payable to the City of Ottawa in the amount of \$4014 – Consent Application Fee.
11. Cheque payable to the City of Ottawa in the amount of \$250 – Certificate for retained land

Clinton and Wendy Bennett
6980 Mansfield Road Stittsville
ON K2S 1B8
613-838-2989