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Jp2g No. 23-7078B

September 3, 2024

City of Ottawa
Committee of Adjustment
101 Centrepointe Drive, 4th Floor
Ottawa, ON K2G 5K7

Committee of Adjustment
Received | Reçu le

2024-09-17

City of Ottawa | Ville d'Ottawa
Comité de dérogation

Attn Committee of Adjustment

Re Application for Consent (lot line adjustment), 5940 Brophy Drive, Part Lot 1, Concession 6, Geographic Township of Nepean, now in the City of Ottawa. Our File No. 23-7078B

Please accept this letter and the enclosed information as application for consent to sever a surplus farm dwelling, by way of a lot line adjustment, from lands located at 5940 Brophy Drive within Part Lot 1, Concession 6, in the Geographic Township of Nepean, now in the City of Ottawa. The lands being added to are located in the northern half of Lot 1, Concession 6, abutting the subject lands to the north. The following documents are enclosed in support of this application:

- One (1) copy of an application for consent (with Schedule A), signed and sworn, including authorizations;
- One (1) copy of the Parcel Abstract confirming ownership of the property;
- Two (2) copies of a Severance Sketch, prepared by Jp2g Consultants Inc.

Please also find enclosed a cheque in the amount of \$4,014.00 to cover the application fees. Our client, Adrian Schouten, owns the adjacent land (3325 Eagleson Road), and the lot line adjustment will add the lands in question to Mr. Schouten's property. We have been instructed to file these documents with your office. A digital copy of the submission package is available upon request.

Official Plan Conformity

The subject lands are designated Agricultural Resource Area. Section 9.1.3(4) permits consents for the purpose of severing surplus farm dwellings, provided the lands to be consolidated have been purchased by the farm operator or where there is a legally binding agreement of purchase and sale. Section 9.1.3(5) states that where the lands containing a surplus dwelling are abutting a main farm property, the recommended method of separation of the surplus farm dwelling from the land is the use of a lot line adjustment between the two properties to avoid the creation of a new lot.

Minimum Distance Separation

Minimum Distance Separation Calculations are not required for this application as the dwelling on the retained is existing, there are no farm buildings on the lands to be severed, and the lands to be severed are proposed to be for agriculture land use with no development proposed.



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Should you have any questions or require clarification with respect to any aspect of this application, please do not hesitate to contact our office.

Yours truly,
Jp2g Consultants Inc.

A handwritten signature in black ink that reads 'Anthony Hommik'. The signature is written in a cursive, flowing style with a prominent 'A' and a decorative flourish at the end.

Anthony Hommik, MCIP, RPP
Manager – Planning Services | Senior Planner