

2025-01-06

Request for lot line adjustment.

Agent name: Anne Winch on behalf of William and Elizabeth Burden, 4056
highway 17, Kinburn Ontario

Subject: lot line adjustment to merge a small vacant parcel with dwelling and
associated structures.

City of Ottawa

Planning Department: Lucas Teeft and Cheryl Williams

and

Committee of Adjustment

To who it may concern:

Please find attached / enclosed an application to adjust pin 045550010 (small 1
acre lot abutting 4056 Highway 17) and pin 045550011 to encapsulate a detached
home, barn and machine shed and approx. 1.87 acres of AG land.

The Burdens would like to merge their home, machine shed, barn and various out
buildings and old dog runs to the abutting 1-acre lot on the far north side of the
existing lot which was severed in 1977. They had intended to build on this lot
however never did. Currently their home, barns, machine shed and dog runs
account for approximately 7.09 acres and we would be adding approximately 1.87
acres of AG land to the adjusted parcel for a total approx. 9 acres. This 1.87 acres
of land is currently being used as a grass waterway for drainage and is not tillable.
The remaining 190 acres of AG land would be the retained parcel. We have
adapted the drawings several times to ensure we are keeping the maximum
amount of AG land intact. The small amount adjusted is currently being used for
water drainage from the house and outbuildings. We would also ensure that the
rear yard setback for the machine shed (the structure closest to the property line)
meets the zoning requirements. To the best of our knowledge at this time, every
effort has been made to ensure that we have followed the policies and procedures

required to maintain maximum AG land while maintaining the functioning configuration of building and existing drainage patterns.

We have provided 4 sketches which outlines the proposal. The first is the current AG parcel in Red, the second is the proposed adjustment in Green, the third is the distance of the septic to the proposed property lines and last is the distance from the well to the proposed property lines. Once we have approval we will do legal surveys to reflect the attached drawings.

We understand that a zoning by-law amendment to prohibit residential development of the farmland would be required.

We appreciate your time and input on this matter.

Anne Winch, Representative, Elizabeth Burden and William Burden.