

2025-05-23

City of Ottawa | Ville d'Ottawa
Comité de dérogation

May 9th, 2025

Re: Lot Line Adjustment Application

The attached application is for a lot line adjustment to complete a transfer of 13.8 m² (Part 2 on survey) of residential land to the neighbouring residential lot.

I, Barbara Rodwin, own the adjacent Lot 117, and I want to transfer this from Lot 110, the adjoining neighbour.

These are the 2 lots:

1. Lot 117, 26 Crystal Beach Drive: Owned by: Barbara Rodwin (Agent)
2. Lot 110, 7 Roche Place, Nepean: Owned by: Claudette Major and Richard Dejoode

Both Lot 117 and Lot 110 are residential, and the 'part to be severed' complies with the zoning bylaw.

We have confirmed with the City Planner that a minor variance is not required and no easements for Lot 110.

Easements: As per the PINs and the survey, Part 2 (to be acquired) and Part 3 (to be retained by Claudette and Richard) are subject to Easements as in Instruments CR432695 and CR444571.

CR432695 is in favour of The Bell Telephone Company of Canada, and CR444571 is in favour of The Hydro-Electric Commission of the Township of Nepean (now Hydro Ottawa). The existing easements will be maintained.

Here is an outline of the reason for the lot line adjustment.

We put a pool in somewhere around 2012.

When putting the pool in, we had to have a 5-foot fence installed around the perimeter of our backyard to meet the permit requirements. Then there were cedar hedges around our property. Our neighbors, Claudette Major and Richard Dejoode, at 7 Roche Place,

Lot 110, permitted us to place the fence on their property as the cedars had grown quite wide in that area.

Over the years, the cedar hedges were starting to die off; they were intertwined, and in the area adjoining her property, the cedars were over 12 feet wide.

We consulted an arborist approximately 4 years ago, who instructed us that they would have to be removed due to all the issues with them. They told us that within 5 years, we would have to do this. In November 2022, we had them removed.

We are now ready financially to have a company come in, grade the property properly, add top soil, sod, gardens, and scrubs.

See the attached documents, showing where the chain link fence is currently, and we would like to remove the chain link and place a PVC fence along the Part 2 line. This will follow the line of the wooden fence that Lot 109 has. This will look more aesthetically pleasing.

Please see the survey that has been prepared by Farley, Smith, and Denis Surveying Ltd. on Lot 110, which is 7 Roche Place. The survey outlines 5 Parts.

Part 2 is the portion we are applying to have a lot line adjustment for. This portion is 13.8 m².

Parts 1, 3, 4, and 5 will remain with Lot 110. This totals: 672.7 m².

Development Information Officer: I have been in contact with this department, and they have supplied me with this information, but she does not appear to deal with the application, as she stated in her email.

a) Official Plan designation: Neighbourhood

b) Zoning designation: R1FF

c) Zoning By-law #: 2008-250

Solicitor: I have a name to finish this process for us and she has advised us as per the attached email regarding the easement question.

The City Planning Staff: The Planning department has reviewed this and has instructed me that we may go ahead with the application. That there are no minor variances, and

no easements. Also, we fall within the requirements of land for our Lots after the severance, such that we meet the bylaw requirements for this.

City's Infill Forester department: I have been in contact with this department. Please see the attached email correspondence. They have advised me that we do not require a Tree Report.

Ward Councillor: Theresa Kavanagh - Ward 7 Bay. I emailed her to advise her of this.

Crystal Beach-Lakeview Community Association: I advised our president, Nic Martinez, of this application being submitted.

Neighbours: I have spoken to my neighbors adjoining us, and this does not affect them, and they are fine with this.

Parcel Register: see attached for both my property, 26 Crystal Beach Drive, Lot 117, and Claudette Major's, 7 Roche Place, Lot 110.

Hydro: We are not digging and do not have hydro on this portion of the land. The company taking care of the project, Granstone, will do all the locates for working on the grading, soil, sod, etc.

If you have any questions, feel free to email me at: dr.rodwin@back2health4you.com

I look forward to working with the Committee of Adjustment to allow us to have this approved, and then we can move forward with our landscaping project.

Sincerely,

Barbara Rodwin