

4224 Sarsfield Rd.,  
Ottawa, ON, K4B0H4



May 15, 2025

Dear Sir/Madam,

This application is for a lot line adjustment to complete a transfer of 4.04 ha of agricultural land to the neighbouring farm. I own an 8.086 ha lot, including my principal dwelling with frontage on Sarsfield Rd. The adjacent farm wants to purchase 4.04 ha of my property that adjoins its field.

My property is Part 1 Lot 15 Concession 4 Plan 50R2497 in the former township of Cumberland. The "part to be severed" identified on the sketch would be merged into the parcel directly west of my property, (Plan 50R3487) which has a civic address of **2715 Magladry Rd.** This part would be added to the Rollins' parcel, not severed as an independent lot.

Over the past more than 3 decades, Mr Ronald Rollin and his brother Fernand Rollin purchased and worked a number of smaller farms and properties in the area. Their dairy barns, sheds, milkhouse and the residence of Chantal Rollin, Ronald's daughter who is a co-director of their Corporation, 134579 Canada Ltd, is on Lot 16 Conc 4, at 2708 Magladry Rd.

As my property is agricultural A2, this transaction complies with the zoning bylaw. We've confirmed with Nivethini Jekku Einkaran, a Panel 3 COFA planner, that a variance is not required, as the remaining land complies with the exception that "agricultural use may also be permitted as an accessory use to a detached dwelling on a lot of 0.8 ha or larger in area. (Bylaw 2016-290)". The result of the lot line adjustment for the purchaser is to expand his parcel (Plan 50R3487), which is already larger than 18 ha.

As there is no proposed development of this land for residential purposes, the Subdivision criteria of the Planning Act are not relevant. I will have a professional survey of the lot line adjustment done when this application is approved.

Thank you for your consideration.

Sincerely,

Robert Neely