

Lot Line Adjustment Overview Report

Date: May 20, 2025

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Subject Properties:

- 3400 Blanchfield Road; 0614 700 020 28650 0000
- 3395 Stagecoach Road; 0614 700 020 28652.0000

Committee of Adjustment
Received | Reçu le

Revised | Modifié le : 2025-06-11

City of Ottawa | Ville d'Ottawa
Comité de dérogation

Purpose of Lot Line Adjustment

This report outlines the reasoning and justification for a lot line adjustment involving the transfer of approximately 19 acres from the property located at 3400 Blanchfield Road to the adjoining property at 3395 Stagecoach Road. Both properties are under the same ownership and have been managed as a unified agricultural operation since their acquisition in 2018.

Background and Ownership History

- Both 3400 Blanchfield Road and 3395 Stagecoach Road were purchased in 2018; 3400 Blanchfield was purchased through the undersigned's company, Clement Advisory Group.
- At the time of purchase, 3400 Blanchfield Road Road included approximately 24 acres of land, comprising an existing 5-acre residential lot and surrounding vacant acreage
- On the 14th May the undersigned bought the property from Clement Advisory Group and registered same in the undersigned's name, his spouses; Wendy Lee Clement and his daughter; Nicole Lindsey Kent in order to enable the construction of a home on the front 5 acres which had been previously stripped of top soil. This subsequently in City Records became a subordinate address to 3400 Blanchfield as 3345 Stagecoach Road.
- In subsequent years, the owner's daughter constructed a residence on the 5-acre portion of 3345 Stagecoach Road, and the property has since served as her and her families private residence.
- The remaining acreage of 3400 Blanchfield Road—approximately 19 acres—has not been used for residential purposes but rather has been farmed as part of the adjacent 3395 Stagecoach Road operation.

Current and Historical Land Use

- Since acquisition, the entirety of the farmland at 3400 Blanchfield Road and 3395 Stagecoach Road has been used in an integrated manner, primarily for agricultural purposes.
- Initially, both properties supported hay production.
- As of 2024, approximately 15 acres (within the 19 acre portion under 3400 Blanchfield Rd, was leased to Brent R. Taylor, 3628 Stagecoach Road, Osgoode, Ontario K0A 2W0 (613)826-1381
- Approximately 4 acres of 3395 Stagecoach Road is used for hay production and another 3 acres is used for pasture from 3345 Stagecoach Rd.

Reason for Adjustment

The requested lot line adjustment seeks to legally consolidate the approximately 19 acres of agricultural land currently part of 3400 Blanchfield Road into 3395 Stagecoach Road for the following reasons:

1. **Functional Use Alignment:** The 19 acres in question are exclusively used as part of the agricultural operation based at 3395 Stagecoach Road, and not in conjunction with the residential use of 3345 Stagecoach Road.
2. **Land Management Efficiency:** Consolidating the farmland under one parcel improves operational efficiency for leasing, farming, and maintenance purposes.
3. **Clear Property Designation:** The adjustment will provide a clear delineation between the residential property (3345) and the working farm (3395), aligning legal boundaries with practical use.
4. **Family Residential Integrity:** Retaining the 5-acre lot at 3345 Stagecoach Road preserves the private residential function of that parcel without burdening it with land used for commercial agriculture.

Conclusion

This lot line adjustment reflects the actual use, purpose, and history of the subject properties. It will facilitate continued agricultural productivity, clarify property management, and support the long-term residential and farming goals of the property owner.



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