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January 2, 2026

Committee of Adjustment
City of Ottawa , 101 Centerpointe Drive
4th Floor, Ottawa, ONT
K2G 5K7

Committee of Adjustment
Received | Reçu le

Revised | Modifié le : 2026-01-02

City of Ottawa | Ville d'Ottawa
Comité de dérogation

RE: Consent Application for Surplus Farm Dwelling Severance & Lot Line Adjustment ,3927 Nixon Drive, West half lot 36 of concession 1, PIN# 04283-0027

Please accept this letter and the enclosed application for a consent to sever the property located at 3927 Nixon Dr . The primary objective of this application is to sever a surplus farm dwelling utilizing a lot line adjustment to convey the remaining agricultural lands to an abutting farm operation.

The subject land as noted above currently has an area of 10.1Ha (25 Ac) acres. Under this proposal, the land will be divided as follows:

- Retained Portion (Part 1): This parcel will consist of approximately 1.61Ha (4 Ac) and contains the existing single family residence and separate garage.
- Severed Portion (Part 2): This parcel consists of the remaining agricultural lands, approximately 8.49Ha (21Ac).

Rather than creating a new standalone vacant agricultural lot, the Severed Portion (Part 2) is to be conveyed to the neighboring property located at 3959 Nixon Drive.

This lot line adjustment will result in the merger of the agricultural lands with the neighbor's existing farm title, ensuring that the land remains in active agricultural production and preventing the creation of an undersized farm remnant.

Sincerely,



Edek Senkowski
(Owner 3927 Nixon Drive)