

Committee of Adjustment

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City of Ottawa | Ville d'Ottawa

Comité de dérogation

2026

Consent Application for Agricultural Lot Line Adjustment

FROM 2502 DIAMONDVIEW ROAD TOWARDS 2550
DIAMONDVIEW ROAD, CARP, ONTARIO

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To Committee of Adjustment:

In October 2024, my husband and I purchased an 8.53ha agricultural property at 2550 Diamondview Road near Carp, which is currently being cropped. While this is a great property, we did have in mind that if additional land became available, we would wish to expand.

Recently, an adjoining 6.30ha agriculture property at 2502 Diamondview Road came on market. We engaged with Planning Panel 3 to understand the possibility of consolidating the agriculture land, which was positive in nature. We have now purchased the property under separate title.

Our goal, which we have discussed with Panel 3, is to consolidate the agriculture land between 2550 Diamondview Road and 2502 Diamondview Road through a lot line adjustment. The lot line adjustment proposed would reduce the land surrounding the house at 2502 Diamondview Road as a rural lot, which we intend to then sell and return the capital to the farming operation.

This can be visualized in the following illustration.



The purpose of the lot line adjustment is to allow us to consolidate/aggregate approximately 13.1ha of farmland into a single unit, allowing for greater efficiency as we recover unused farmland at the boundary and corners between the two properties. This is consistent with the objectives of the Official Plan to protect land for agricultural production. As accounted for in paragraph 9.1.3(5) of the Official Plan, lot line adjustment allows the surplus housing to be returned to the market allowing capital to be used to invest in the farming operation.

Subsequent to the purchase of the property, we have engaged further with Panel 3 and received preliminary support for the proposed lot line adjustment. A sketch of the proposed lot line adjustment, along with proposed measurements and reviewed by Panel 3, is attached in Appendix A. The associated correspondence with Panel 3 is attached in Appendix B.

The subdivision criteria under section 51(24) of the Planning Act is as follows:

(24) In considering a draft plan of subdivision, regard shall be had, among other matters, to the health, safety, convenience, accessibility for persons with disabilities and welfare of the present and future inhabitants of the municipality and to,

(a) the effect of development of the proposed subdivision on matters of provincial interest as referred to in section 2;

The proposal is consistent with 2(b) the protection of agricultural resources of the Province.

(b) whether the proposed subdivision is premature or in the public interest;

The proposal is consistent with the objectives of the Official Plan of Ottawa for Agricultural Resource Area.

(c) whether the plan conforms to the official plan and adjacent plans of subdivision, if any;

The proposal is consistent with the objectives of the Official Plan of Ottawa for Agricultural Resource Area.

(d) the suitability of the land for the purposes for which it is to be subdivided;

The proposal is currently agricultural land being used for that purpose and is proposed to be consolidated for that purpose.

(d.1) if any affordable housing units are being proposed, the suitability of the proposed units for affordable housing;

Not applicable.

(e) the number, width, location and proposed grades and elevations of highways, and the adequacy of them, and the highways linking the highways in the proposed subdivision with the established highway system in the vicinity and the adequacy of them;

Not applicable.

(f) the dimensions and shapes of the proposed lots;

Provided as part of the application.

(g) the restrictions or proposed restrictions, if any, on the land proposed to be subdivided or the buildings and structures proposed to be erected on it and the restrictions, if any, on adjoining land;

There is no change expected as a result of this lot line adjustment to any adjoining land.

(h) conservation of natural resources and flood control;

Since there is no change in use for the land associated with the lot line adjustment, there is no expected change to the conservation of natural resources and flood control.

(i) the adequacy of utilities and municipal services;

Since there is no change in use for the land associated with the lot line adjustment, there is no expected change to the adequacy of utilities and municipal services.

(j) the adequacy of school sites;

Since there is no change in use for the land associated with the lot line adjustment, there is no expected change to the adequacy of school sites.

(k) the area of land, if any, within the proposed subdivision that, exclusive of highways, is to be conveyed or dedicated for public purposes;

The area of land is not expected to be conveyed or dedicated for public purposes.

(l) the extent to which the plan's design optimizes the available supply, means of supplying, efficient use and conservation of energy; and

Since there is no change in use for the land associated with the lot line adjustment, there is no expected change to the efficient use and conservation of energy.

(m) the interrelationship between the design of the proposed plan of subdivision and site plan control matters relating to any development on the land, if the land is also located within a site plan control area designated under subsection 41 (2) of this Act or subsection 114 (2) of the *City of Toronto Act, 2006*. 1994, c. 23, s. 30; 2001, c. 32, s. 31 (2); 2006, c. 23, s. 22 (3, 4); 2016, c. 25, Sched. 4, s. 8 (2).

The proposal is consistent with the objectives and requirements of the Official Plan of Ottawa for Agricultural Resource Area.

Based on the information above and attached to this application, we look forward to your consideration of the proposed lot line adjustment allowing for the consolidation of agricultural land consistent with the objectives of the Ottawa Official Plan.

Regards,

Jo-Ann Zettel

Attachments

Appendix A: Consent / Severance Application Committee of Adjustment

Appendix B: Schedule A: Rural Consent Additional Application

Appendix C: Sketch of Lot Line Adjustment with lot measurements

Appendix D: Principal correspondence with Panel 3

Appendix E: Correspondence with City Infill Forester

Appendix F: Correspondence with Conservation Authority

Appendix G: Additional correspondence with Panel 3 regarding there being no requirement for an MDS

Appendix H: PIN Abstract for the Two Properties

- 2502 Diamondview Road, Carp ON
- 2550 Diamondview Road, Carp ON