

September 23, 2025

To: City of Ottawa Committee of Adjustments
Re: 3404 Yorks Corners Road
Geographic Township of Osgoode, City of Ottawa

Committee of Adjustment
Received | Reçu le

2025-10-03

City of Ottawa | Ville d'Ottawa
Comité de dérogation

The purpose of the attached application for severance is to sever a bush lot from the surrounding agricultural lands, all owned by the applicant. The subject farm property has been owned by the applicant, Carleton Corner Farms Ltd., since April 2011 and has been and still is part of the agricultural operation of Carleton Corner Farm Ltd. The subject lands are bordered by Yorks Corners Road on the east and Springhill Road on the south.

The lands subject to this application consist of a heavily wooded parcel measuring approximately 105 meters in frontage on Springhill Road by approximately 194 meters in depth. There are two existing lots of matching sizes which were created from the same wooded area and one of which is immediately adjacent to the subject land. Both lots had been created in 2001 with Planning Act consent and were conveyed by the previous owner of the property. The land to be severed in this application is treed and cannot be cultivated or used for farm purposes.

The size and area of the land to be severed would reflect the size of each of the two earlier severed lots and would remove the treed area from the agricultural property. It should also be noted that the bush area is situated on a slight rise or knoll thus elevating the bush area from the surrounding tillable agricultural lands.

The application for consent to sever conforms to the Official Plan allowing for three severances for dwellings in agricultural areas pursuant to the Provincial Planning Statement, 2024 and the zoning provisions of Agricultural Zone (AG) of the City of Ottawa. In addition, the subject lands have access to the publicly travelled municipal road (Springhill Road).

Both the subject land and the retained lands are serviced with municipal, hydro, and nearby school services and the approval of this application would not add any further burden to the municipal, hydro, and school systems.

In summary, this application seeks consent approval for the non-tillable bushed lands while minimizing the loss of agricultural lands.

The following documents are enclosed:

1. Parcel Register PIN 04310-0830 (LT).
2. Property Information Map for 3404 Yorks Corners Road.
3. Completed Consent/Severance Application.
4. Completed Schedule A Rural Consent.
5. Correspondence from Nancy Young, Planning Forester City of Ottawa.
6. Surveyor's sketch plan of the proposed severance and retained parcels.

7. Cheque in the amount of \$4,301.00.

Should any further information be required, please do not hesitate to contact me at:

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Email: jdc472@outlook.com

Respectfully Submitted

Carleton Corner Farms Ltd.

By its agent

Jim Campbell