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March 20, 2026

Committee of Adjustment

City of Ottawa
101 CentrepoinTE Drive
Ottawa, ON K2G 5K7

Re: Consent Application – Severance of Existing Dwelling from Consolidated Farm Parcel

Subject Property: 6024 Dobson Lane, Ottawa (Richmond)
Legal Description: Part of Lot 25, Concession 1, Geographic Township of Goulbourn (City of Ottawa)
Zoning: AG2 (Zoning By-law 2008-250; Zoning By-law 2026-50)
Owner/Applicant: Graham William Ross Greene
Agent: Coel Storey, OLS, CLS (Monument-Urso Surveying Ltd.)
Monument-Urso Job No.: 26-0551

We are acting on behalf of the Owner/Applicant in support of an application for Consent affecting the lands known municipally as 6024 Dobson Lane. The intent of this application is to sever the existing residential parcel containing the dwelling and private services from the larger consolidated farm parcel. No additional building lot is proposed or created as a result of this application.

Background

In 2024, the Committee of Adjustment approved a consent for a lot line adjustment on the immediately adjacent property at 6042 Dobson Lane (File No. D08-01-24/B-00016; Date of Decision March 15, 2024). Pursuant to that decision, the agricultural lands severed from 6042 Dobson Lane were consolidated with the subject property at 6024 Dobson Lane and merged on title. As a result, 6024 Dobson Lane is now a single, larger parcel comprising both the existing dwelling and the surrounding farmland.

Summary of Proposed Transaction

The application proposes to sever Part 1 (the residential parcel) from the consolidated farm parcel. The retained land is the entire remainder of the property after Part 1 is severed.

- **Part 1 (Severed – Residential parcel):** to contain the existing dwelling and associated residential curtilage at 6024 Dobson Lane, together with the existing private well and septic system. The septic system is located approximately 17 metres from the proposed lot line.



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- **Retained land (Remainder):** the entire remainder of the property after Part 1 is severed, comprising the surrounding farmland. This land will continue in agricultural use as part of the consolidated farm operation.

Existing Use and Lot Configuration

The dwelling and associated residential use are long-established. The proposed residential parcel (Part 1) is drawn to reflect the existing pattern of occupation on the ground. In particular, the existing hedgerow defines a clear yard/curtilage area and is well within the proposed residential parcel boundary. Accordingly, the proposal does not expand or intensify the residential footprint into agricultural lands; rather, it severs the residential parcel at what is reasonably required for the existing dwelling from the larger consolidated farm parcel.

Planning Policy Context

The subject property is zoned AG2 under Zoning By-law 2008-250 and is also subject to the new Zoning By-law 2026-50, enacted on March 11, 2026. The property lies within an agricultural planning context. The proposed severance is consistent with the applicable provisions of both zoning by-laws.

As noted above, the Committee approved the related lot line adjustment at 6042 Dobson Lane in 2024 (File No. D08-01-24/B-00016), which resulted in the agricultural lands being merged with 6024 Dobson Lane. The present application is the natural follow-up to that prior consent: having consolidated the farmland onto this title, the owner now seeks to sever the dwelling from the farm parcel to right-size the residential lot.

Planning Act – Section 51(24) Criteria (via Section 53)

We submit that the proposal is appropriate having regard to the consent criteria under Section 51(24) of the Planning Act for the following reasons:

- **Orderly development and land use compatibility:** The proposal supports orderly rural land use by limiting the severed residential parcel to the existing dwelling use and retaining the balance of the lands for continued agricultural use.
- **No creation of a new development lot:** The severed parcel contains a long-established dwelling; no new lot for development is being created.
- **Appropriate lot size/shape:** The proposed residential parcel is configured to reasonably accommodate the dwelling, established curtilage, well, and septic system while avoiding remnant agricultural parcels.
- **Access and road network:** Both the severed and retained parcels maintain appropriate access to the existing public road (Dobson Lane). No new access is proposed.



- **Public services and infrastructure:** No new municipal servicing or infrastructure is required as a result of the proposal.

Conclusion

For the reasons above, we respectfully request the Committee's approval of the proposed consent. If additional information is required to support the application, please contact the undersigned.

Sincerely,



Coel Storey, OLS, CLS

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