

**Committee of Adjustment**

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**2026-02-04**

City of Ottawa | Ville d'Ottawa

**Comité de dérogation**

2026

# Consent Application for Agricultural Lot Line Adjustment

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

JO-ANN ZETTEL

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Jo-Ann Zettel  
2550 Diamondview Road  
Carp, ON K0A 1L0

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

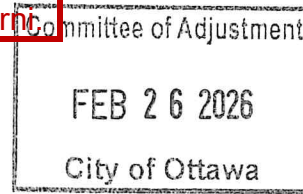
Appendix E: Correspondence with City Infill Forester

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



**Land Surveyors**  
Stefan Bazar O.L.S.  
Jake Anderson, O.L.S.  
Coel Storey, O.L.S.  
Bill Webb, O.L.S.  
Dave Urso, O.L.S., C.L.S.

February 25, 2026

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

Re: Minor Variance - 2502 Diamondview Road (Carp)  
Related consent (lot line adjustment): D08-01-26/B-00019

To the Committee of Adjustment:

This Minor Variance application is submitted in support of the related lot line adjustment application noted above. The related consent hearing is recommended to be adjourned to allow this Minor Variance to be filed and considered. The consent proposes to convey the agricultural portion of 2502 Diamondview Road to be added to and merged with the abutting agricultural property at 2550 Diamondview Road. The retained parcel at 2502 Diamondview Road will contain the existing dwelling and private servicing, with an area of approximately 0.72 ha.

Variance requested: Relief from the minimum lot area requirement associated with the AG3[6R] zoning to permit the retained parcel containing the existing dwelling to have an area of approximately 0.72 ha.

Minimum lot area (AG3[6R]): by-law requirement 6.0 ha; requested 0.72 ha.

Planning Act tests:

1. General intent and purpose of the Official Plan: The subject lands are within an Agricultural Resource Area. The proposal supports agricultural protection objectives by consolidating agricultural land with the abutting farm property. No additional residential lots or new dwellings are proposed.

2. General intent and purpose of the Zoning By-law: The minimum lot area standard is intended to protect agricultural lands and limit fragmentation through the creation of new non-farm residential parcels. This request does not create a new building lot or introduce additional residential density. It is required to facilitate the boundary adjustment and to recognize a reduced retained parcel around an existing dwelling, while the agricultural lands are added to a larger farm parcel.



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Bill Webb, O.L.S.  
Dave Urso, O.L.S., CLS.

3. Desirable for the appropriate development or use of the land: The variance facilitates the related lot line adjustment and improves long-term agricultural use by adding land to the abutting agricultural holding. The retained parcel will continue as an existing rural residential use, with no new buildings proposed as part of this application.

4. Minor in nature: While the numerical relief is significant, the variance is minor in impact on adjacent lands because it is associated with a boundary adjustment, does not result in new development, and does not create additional lots for development or additional dwelling units. The retained parcel will continue to function with existing private servicing, and the agricultural lands are being consolidated with the abutting farm property.

Respectfully submitted,

Coel Storey, OLS, CLS  
Monument-Urso Surveying Ltd.  
Agent for the Owner



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