

February 2, 2026
(Revised April 8, 2026)

Committee of Adjustment
101 Centrepointe Drive
Ottawa, ON K2G 5K7

Attention: Ricardo Bettencourt-Da Silva, Coordinator

**Reference: Applications for Consent (Severance)
2515 & 2595 9th Line Road/2545 9th Line Road
Our File No.: 125071**

Committee of Adjustment
Received | Reçu le

2026-04-10

City of Ottawa | Ville d'Ottawa
Comité de dérogation

Novatech has been retained by the owner of 2451 9th Line Road to prepare, file, and pursue two consent (lot line adjustment) applications in relation to two neighbouring properties at 2515 9th Line Road & 2595 9th Line Road/2545 9th Line Road (the “Subject Properties”). This letter describes the existing conditions of the properties, the proposed lot line adjustments, and provides a rationale in support of the consent applications.

Existing Conditions

2515 9th Line Road and 2595 9th Line Road are located northeast of Metcalfe and northwest of Kenmore in Ward 20 (Osgoode) in the City of Ottawa (see Figure 1).

Figure 1. Subject Properties (Source: GeoOttawa)



2515 9th Line Road: The first subject property has approximately 134 metres of frontage along 9th Line Road and a total area of approximately 6.7 ha. The property is designated RU- Rural Countryside in the City of Ottawa Official Plan and is zoned RU - Rural Countryside in Zoning By-law No. 2026-50. The property is currently vacant land used for agricultural purposes. The Subject Property is legally described as:

PT LT 19 CON 9 OSGOODE PART 1, 5R5137; OSGOODE

2595 9th Line Road/2545 9th Line Road: The second subject property consists of two adjacent properties that have merged on title. The Subject Property has approximately 473 metres of frontage along 9th Line Road and a total area of approximately 33.3 ha. The property is designated Rural Countryside in the City of Ottawa Official Plan and is zoned Rural Countryside (RU) in Zoning By-law No. 2026-50. The property currently contains an existing mushroom farm facility and vacant land used for agricultural purposes. The Subject Property is legally described as:

*PT LT 20 CON 9 OSGOODE; PT LT 19 CON 9 OSGOODE PART 1, 5R3469; OSGOODE
PT LT 19 CON 9 OSGOODE; PT LT 20 CON 9 OSGOODE PART 2, 5R3469 ; OSGOODE*

Proposed Development

It is proposed to pursue two lot line adjustment applications, as follows:

Consent 1: The first consent application proposes to convey approximately 1.77 ha from the rear of 2515 9th Line Road to be added to the adjoining farm property located to the north at 2451 9th Line Road (Figure 2).

Figure 2. Consent Application #1



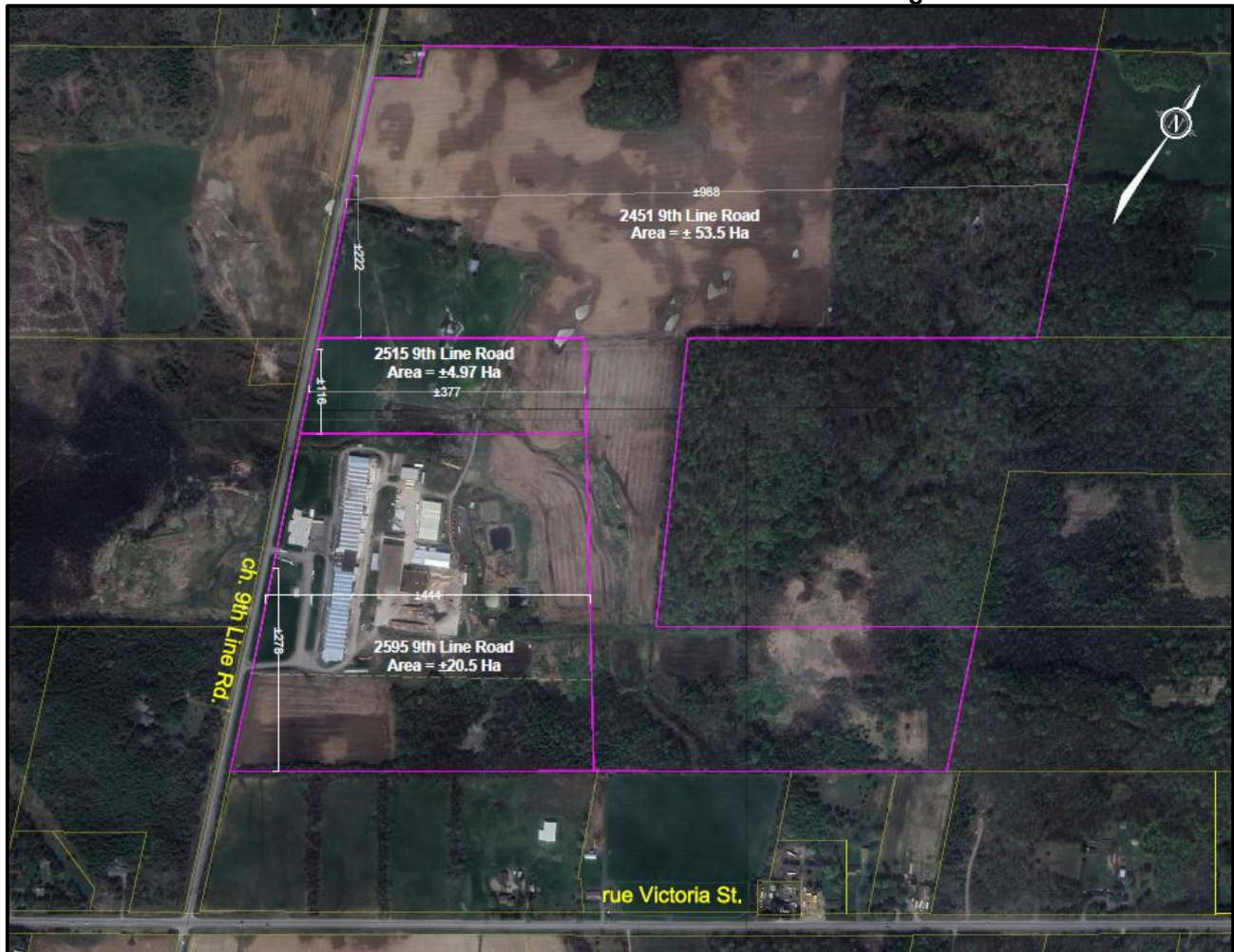
Consent 2: The second consent application proposes to convey approximately 12.8 ha from the rear of 2595 9th Line Road/2545 9th Line Road, to be added to the adjoining farm property located to the north at 2451 9th Line Road (Figure 3). As 2595 9th Line Road does not abut 2451 9th Line Road, Consent Application #1 must be finalized prior to Consent Application #2.

Figure 3. Consent Application #2



Figure 4 shows the ultimate parcel fabric of the proposed development.

Figure 4. Ultimate Lot Fabric



Consent Rationale

Planning Act

“An owner, chargee or purchaser of land, or such owner’s, chargee’s or purchaser’s agent duly authorized in writing, may apply for a consent as defined in subsection 50 (1) and the council or the Minister, as the case may be, may, subject to this section, give a consent if satisfied that a plan of subdivision of the land is not necessary for the proper and orderly development of the municipality. 2021, c. 25, Sched. 24, s. 4 (1).”

The proposed lot line adjustments do not necessitate the construction of new public infrastructure such as new roads and site services. A plan of subdivision is not required for the proper and orderly development of the municipality.

Subsection 53(12) of the Planning Act states (emphasis added):

“A council or the Minister in determining whether a provisional consent is to be given shall have regard to the matters under subsection 51 (24) and has the same powers as the approval authority has under subsection 51 (25) with respect to the approval of a plan of subdivision and subsections 51 (26) and (27) and section 51.1 apply with necessary modifications to the granting of a provisional consent. 1994, c. 23, s. 32.”

This rationale will speak to the following criteria outlined in subsection 51(24) of the Planning Act.

51. (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 Subject Properties are within the Rural Transect of the City of Ottawa. The proposed lot line adjustments have regard for the following matters of provincial interest:

- the protection of the agricultural resources of the Province;

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

The Subject Properties are located within the Rural Transect of the City of Ottawa. The lands to be severed from each property will be conveyed to an existing farm located to the north at 2451 9th Line Road. The proposed lot line adjustments are not premature and are in the public's interest.

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

Both Subject Properties are designated RU- Rural Countryside on Schedule B9 of the City of Ottawa's Official Plan. Section 9.2 of the Official Plan sets out policies for lands designated Rural Countryside. Section 9.2 of the Official Plan states:

“The intent of this designation is to accommodate a variety of land uses that are appropriate for a rural location, limiting the amount of residential development and support industries that serve local residents and the travelling public, while ensuring that the character of the rural area is preserved.”

The proposed lot line adjustments will convey portions of two separate properties to the property at 2451 9th Line Road. The ultimate parcel fabric of 2451 9th Line Road will be approximately 53.45 ha which greatly exceeds minimum lot area requirements for lands designated Rural Countryside. Both conveyed portions will be added to an existing farm operation which is an appropriate land use in a rural location and helps preserve the character of a rural area.

Policy 1 of Section 9.2.2 of the OP states:

“The following uses may be permitted:

b) Agriculture, agriculture-related and on-farm diversified uses;

The Rural Countryside designation permits the existing and future agricultural-related uses at 2451 9th Line Road.

Policy 3 e) iii) of Section 9.2.3 of the OP states:

“(3) All applications for a consent to sever for a lot(s) that permits a residential use in the Rural Countryside designation must demonstrate compliance with the policies in this Plan and the following circumstances as applicable:

iii) The city may require development on the lot to be directed to areas away from mature vegetation or natural features. Where the proposed lot is located in an area with mature vegetation or natural features, a development agreement may be required as a condition of severance to ensure the protection of these natural features. The development agreement shall be informed by the conclusions and recommendations of an Environmental Impact Study;”

The Subject Properties are located across the street from lands identified as part of the Bedrock Resource Area Overlay. Section 5.6.3.2, Policy 3 of the OP states that new development within 500 metres of the Bedrock Resource Area Overlay shall require a mineral aggregate impact assessment.

There is a watercourse located on the properties and part of the properties are within the Natural Heritage Features Overlay. Section 5.6.4.1, Policy 4 states that Development or site alteration proposed in or adjacent to natural heritage features shall be supported by an environmental impact study prepared in accordance with the City’s guidelines.

The proposed lot line adjustment does not result in the creation of new lots and is therefore not considered development. As a result, the application does not trigger a mineral aggregate impact assessment or an environmental impact study.

Section 11.5 of the Official Plan sets out policies to provide direction to Committee of Adjustment processes. Policy 8 of Section 11.5 states:

“The City shall permit lot adjustments in any land-use designated for legal or technical reasons. For the purposes of this section, legal or technical reasons include severances for purposes such as easements, corrections of deeds, quit claims and minor boundary adjustments, which do not result in the creation of a new lot or render an existing lot as noncomplying.”

The requested lot line adjustment is a minor boundary adjustment that does not result in the creation of a new lot, nor render an existing lot non-compliant.

The proposed lot line adjustment conforms to the policies of the City of Ottawa’s Official Plan.

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

Lands from the subject properties are proposed to be added to 2451 9th Line Road. 2451 9th Line Road is already developed to accommodate an existing farm operation and no new lots are being created with approval of the requested lot line adjustment.

The retained vacant parcels at 2515 9th Line Road and 2595 9th Line Road/2545 9th Line Road meet the minimum required lot width and lot area provisions for the RU zone. The retained vacant parcels are of sufficient size for future development and have road accessibility from 9th Line Road.

The ultimate lot fabric of 2451 9th Line Road is suitable to accommodate the existing use and any potential future development.

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

No affordable housing units are proposed as part of the consent applications.

(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;

The proposed lot line adjustments do not affect the adequacy of highways.

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

The lot widths and lot areas resulting from the changed lot dimensions comply with applicable policies (d) and (e) in Section 9.2.3 of the Official Plan. The following zoning compliance table demonstrates how the lot widths and areas resulting from the changed lot dimensions meet the minimum lot width and lot area requirements of the Rural Countryside (RU) Zone (Section 1302, By-law 2026-50):

2451 9th Line Road (Ultimate Lot Fabric)			
Provision	Required	Provided	Complies
Minimum Lot Width	50 m	222 m	Yes
Minimum Lot Area	2 ha	53.5 ha	Yes
2515 9th Line Road (Retained)			
Provision	Required	Provided	Complies
Minimum Lot Width	50 m	116 m	Yes
Minimum Lot Area	2 ha	4.97 ha	Yes
2595 9th Line Road/2545 9th Line Road (Retained)			
Provision	Required	Provided	Complies
Minimum Lot Width	50 m	278 m	Yes
Minimum Lot Area	2 ha	20.5 ha	Yes

(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 are no easements or restrictions on the lands proposed to be conveyed.

(h) conservation of natural resources and flood control;

The Subject Properties are not within a floodplain. No new development potential will result from approval of the requested lot line adjustments. The requested lot line adjustments are anticipated to have no impact on natural resources.

(i) the adequacy of utilities and municipal services;

2451 9th Line Road is already developed to accommodate an existing farm operation. Any future development of the vacant retained parcels will be based on the suitability of private servicing. The proposed lot line adjustments are not anticipated to have an impact on the adequacy of utilities, nor on the adequacy of municipal services.

(j) the adequacy of school sites;

No new development potential will result from approval of the requested lot line adjustment. The proposed lot line adjustments are not anticipated to have an impact on 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;

No land is proposed to be conveyed or dedicated for public purposes as a result of the lot line adjustment applications.

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

The consent applications do not affect the available supply, means of supplying, efficient use, and conservation of energy.

(j) 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 proposed consent applications do not result in development that is subject to Site Plan Control.

The requested consent applications have regard for the criteria outlined in subsection 51(24) of the Planning Act.

Provincial Planning Statement

Section 3 (5) of the Planning Act states:

“A decision of the council of a municipality, a local board, a planning board, a minister of the Crown and a ministry, board, commission or agency of the government, including the Tribunal, in respect of the exercise of any authority that affects a planning matter,

(a) subject to a regulation made under subsection (6.1), shall be consistent with the policy statements issued under subsection (1) that are in effect on the date of the decision;” 2006, c. 23, s. 5; 2017, c. 23, Sched. 5, s. 80; 2023, c. 10, Sched. 6, s. 2 (1).

A decision by the Committee of Adjustment with respect to a planning matter must be consistent with the Provincial Planning Statement (PPS). The PPS sets out policy direction on matters of provincial interest related to land use planning and development.

The Subject Properties are located within a rural area in the City of Ottawa. Section 2.5 of the PPS sets out policies for rural areas in Municipalities.

Policy 2 of Section 2.5 of the PPS states:

“In rural areas, rural settlement areas shall be the focus of growth and development and their vitality and regeneration shall be promoted.”

The requested lot line adjustments do not meet the definition of development defined in the PPS and are not considered development. No new development potential is created by transferring lands from 2515 & 2595 9th Line Road/2545 9th Line Road to 2451 9th Line Road.

The Subject Properties are considered “*rural lands*” by the policies of the PPS. Section 2.6 of the PPS sets out policies for rural lands.

Policy 1 of Section 2.6 states:

“On rural lands located in municipalities, permitted uses are:

d) agricultural uses, agriculture-related uses, on-farm diversified uses and normal farm practices, in accordance with provincial standards;

The lands to be conveyed from 2515 9th Line Road and 2595 9th Line Road/2545 9th Line Road will be added to an existing agricultural operation at 2451 9th Line Road. The existing agricultural operation will have an expanded lot area of 53.45 ha. The existing uses on the retained parcels will remain unchanged.

The requested lot line adjustments are consistent with the policies of the PPS.

The requested lot line adjustments have regard for the criteria outlined in subsection 53(12) of the Planning Act, and are consistent with the policies of the PPS.

Conclusion

The consent applications have regard for the criteria outlined in subsection 51(24) of the Planning Act. The consent applications are consistent with the policies of the Provincial Planning Statement. The consent applications represent good land use planning.

In support of these applications, please find the following enclosed:

- One (1) copy of this Cover Letter;
- Complete Consent Application Form 1 (one copy);
- Complete Consent Application Form 2 (one copy);
- Consent Sketch 1 (one 11x17 copy);
- Consent Sketch 2 (one 11x17 copy); and
- Parcel Abstract for, PIN: 04313-0172 (one copy).
- Parcel Abstract for, PIN: 04313-0174 (one copy).
- Parcel Abstract for, PIN: 04313-0173 (one copy).
- Cheque in the amount of \$9,302 payable to the Committee of Adjustment

Yours truly,

NOVATECH

Devin Rajala

Devin Rajala, B.A., Planner
Planning & Development