

February 19th, 2023

City of Ottawa
Committee of Adjustment
101 Centrepointe Drive
Ottawa, Ontario
K2G 5K7

**RE: Consent Application
813 Broadview Avenue & 1871 Kerr Avenue
Part of Lot 1
Registered Plan 358287**

Please find enclosed the following items in support of our consent application in connection with the above referenced property:

- 1) a completed Application form for both addresses.
- 2) an additional copy of this covering letter.
- 3) 2 full size prints and one reduction of the Plan of Survey which identifies the subject property being Part of Lot 1, including Part 1, Part 2 & Part 3.
- 4) 2 copies of the site plan for reference.
- 5) cheque in the amount of \$4,415.00 payable to the City of Ottawa to cover the application fee.
- 6) Parcel Abstract Page

Description of and Basis for Request for Consent

The purpose of this application is to request consent to sever an existing residential lot into two separate parcels, as shown on the attached R-Plan.

The new lot line between Part 1 & Part 2 has been placed in the middle of the vertical fire separation between both existing semi-detached units. Currently both units have their own separate municipal address, separate hydro meter, separate gas meter and separate water meter.

It's important to note that all existing structures and driveway locations on the site will remain as-is, there are no proposed alterations to be considered for this application.

In advance of this submission, the applicant has consulted with City Planning Staff & City Planning Forester to ensure mandatory submission requirements are met.

I trust this submission is complete. Please call me at (613) 606-8928 should you have any questions.

Yours truly,
Anthony Johnston

CC: Maxime Lavoie. Committee of Adjustment
Justin Grift, City of Ottawa Planning Department
Anthony Johnston
Hassan Harb

Committee of Adjustment
Received | Reçu le

2023-02-24

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Comité de dérogation