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1) Introduction

The application is a request for consent to sever 1 property into 2 properties.

2) Proposal

The proposed consent would sever one property of a semidetached building from the retained parcel.

The two 2-storey semi-detached homes at 2800 St. Stephen's St. under are being constructed under building permit 2202952. The property previously has a single detached home on it which was demolished in April 2022 under permit 2201293.

The building fully conforms with the zoning bylaw R2G. It also meets all requirements under the Ontario Building Code. A grading and servicing plan is attached indicating the 2 services installed to the semidetached units.

3) Rational

a) the consent to sever complies with the City of Ottawa Official Plan and Zoning Bylaw. As noted above it fully conforms with the zoning bylaw. This permits vertically attached building to be severed into individual properties without variances as long as they comply with the current zoning bylaw

b) The Consent to Sever with a plan of subdivision complies with the Planning Act in that it represents orderly development

- 1) Adequate services, sewer, hydro, water and transportation are available
- 2) No new public infrastructure is created
- 3) No changes in land use are being made

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Committee of Adjustment

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City of Ottawa | Ville d'Ottawa
Comité de dérogation