

NOTICE OF HEARING
Pursuant to the Ontario *Planning Act*

Validation of Title Application

Panel 2
Tuesday, June 20, 2023
1 p.m.

Ben Franklin Place, Main Floor Chamber, 101 Centrepointe Drive
and by videoconference

The hearing can also be viewed on the Committee of Adjustment [YouTube](#) page.
Simultaneous interpretation in both official languages, accessible formats and communication supports are available for any specific agenda item by contacting the Committee of Adjustment at least 72 hours before the hearing.

File No.: D08-01-23/T-0002
Application: Validation of Title under section 57 of the *Planning Act*
Owner(s)/Applicant(s): Caisse Desjardins Ontario Credit Union Inc., on behalf of Evan Legg
Property Address: 72 Lavergne Street
Ward: 12 – Rideau-Vanier
Legal Description: Lot 51, Registrars Complied Plan 908
Zoning: R4UD
Zoning By-law: 2008-250

APPLICANT’S PROPOSAL AND PURPOSE OF THE APPLICATION:

The Application is seeking a Certificate of Validation of Title to correct a title error which resulted in the current owner not having legal title to his property.

The property and the adjacent property at 68 Lavergne Street were always two separate properties for planning purposes. In 1965, Andre Drouin purchased 68 & 72 Lavergne Street from the previous Owner, Dependable Finance Corporation Limited, and as a result, the two properties were merged for *Planning Act* purposes. In 2003, Mr. Drouin transferred 72 Lavergne Street to Evan Legg alone. That transfer contravened the *Planning Act*.

The Validation of Title relates to the Property described as Lot 51, Registrars Complied Plan 908.

Caisse Desjardins Ontario Credit Union Inc. is now seeking to validate the title of the properties and an accompanying Validation of Title application (D08-01-23/T-0001) has been filed for 68 Lavergne Street.

IF YOU DO NOT PARTICIPATE in the hearing, it may proceed in your absence, and you will not receive any further notice of the proceedings.

IF YOU WANT TO BE NOTIFIED OF THE DECISION following the hearing, and of any subsequent appeal to the Ontario Land Tribunal, submit a written request to the Committee.

FOR MORE INFORMATION about this matter, contact the Committee (see contact information below, including email address, telephone number, website and QR code).

ALL SUBMITTED INFORMATION BECOMES PUBLIC

In accordance with the [Planning Act](#), the [Municipal Act](#) and the [Municipal Freedom of Information and Protection of Privacy Act](#), a written submission to the Committee of Adjustment is considered public information and can be shared with any interested individual. Information you choose to disclose in your correspondence, including your personal information, will become part of the public record, and shared with Committee Members, the Applicant(s) or their agent, and any other interested individual.

HOW TO PARTICIPATE

Submit written or oral comments before the hearing: Email your comments to cofa@ottawa.ca at least 24 hours before the hearing to ensure they are received by the panel adjudicators. You may also call the Coordinator at 613-580-2436 to have your comments transcribed.

Register to Speak at the hearing at least 24 hours before by contacting the Committee Coordinator at 613-580-2436 or at cofa@ottawa.ca. You will receive details on how to participate by videoconference. If you want to share a visual presentation, the Coordinator can provide details on how to do so. Presentations are limited to five minutes, and any exceptions are at the discretion of the Chair.

Hearings are governed by the Committee of Adjustment's [Rules of Practice and Procedure](#) accessible online.

COMMITTEE OF ADJUSTMENT

The Committee of Adjustment is the City of Ottawa's quasi-judicial tribunal created under the Ontario [Planning Act](#). Each year, it holds hearings on hundreds of applications under the *Planning Act* in accordance with the Ontario [Statutory Powers Procedure Act](#), including consents to sever land and minor variances from the zoning requirements.

DATED: June 6, 2023



Ce document est également offert en français.

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