



**VALIDATION OF TITLE (CONSENT) APPLICATION
COMMENTS TO THE COMMITTEE OF ADJUSTMENT
PANEL 2**

PLANNING, REAL ESTATE AND ECONOMIC DEVELOPMENT DEPARTMENT

Site Address: 72 Lavergne Street
Legal Description: ~~Lot 51, Registrar's Compiled Plan 908~~ **Lot 50, Registrar's
Compiled Plan 908**
File No.: D08-01-23/T-0001
Report Date: June 12, 2023
Hearing Date: June 20, 2023
Planner: Cass Schlauzero
Official Plan Designation: Inner Urban Transect, Neighbourhood
Zoning: R4UD

Committee of Adjustment
Received | Reçu le

2023-06-15

City of Ottawa | Ville d'Ottawa
Comité de dérogation

DEPARTMENT COMMENTS

The Planning, Real Estate and Economic Development Department **has no concerns with** the application.

DISCUSSION AND RATIONALE

Section 57 (1) of the *Planning Act*, R.S.O. 1990, c .P.13, as amended, permits a committee of adjustment to issue a certificate of validation with respect to land that was previously conveyed and subsequently found to be in contravention of the current *Act* or a predecessor of it.

Staff confirm that the legal description of the subject property as being a lot on a Registrar's Compiled Plan should not have exempted the lot from requiring consent from a committee of adjustment for its prior conveyance(s), but have no concerns with the application to validate the title for the purposes as described by the applicant.

Per Section 57 (6) of the *Act*, a Validation of Title shall not be issued unless the land in questions conforms to the criteria that apply to the granting of consents under Section 51 (24). With respect to the criteria listed in Section 51 (24), staff have no concerns with the application.

ADDITIONAL COMMENTS

The public notice accompanying this application incorrectly noted the legal description as being "Lot 51, Registrars Compiled Plan 908."

A handwritten signature in black ink, appearing to read "Cass Sclauzero".

Cass Sclauzero
Planner I, Development Review, East
Planning, Real Estate and Economic
Development Department

A handwritten signature in black ink, appearing to read "Erin O'Connell".

Erin O'Connell
Planner III, Development Review, Central
Planning, Real Estate and Economic
Development Department