



December 10th, 2023

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

Committee of Adjustment
Received | Reçu le

Revised | Modifié le : 2023-12-21

City of Ottawa | Ville d'Ottawa
Comité de dérogation

RE: Consent/Severance Application

5762 Hazeldean Rd. – Part 1 and Part 2 to be Severed and Parts 3 to be Retained.

BLOCK 21, Plan 4M-1696 TOGETHER WITH AN EASEMENT OVER BLOCK 22, PLAN 4M-1686 AS IN OC2563100 SUBJECT TO AN EAEMENT AS IN OC2563611 CITY OF OTTAWA

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

- 1) Completed application forms for a Consent/Severance and Easements/Right-of-Way on the Retained Land.
- 2) A copy of this Cover Letter.
- 3) A Draft Reference Plan of Survey which identifies the various parts of subject property included in the Severance, including Part 1, Part 2, Part 3 & Part 4 & Part 5.
- 4) A Parcel Abstract Page.
- 5) An email from the City Foresters Mark Richardson and Nacy Young indicating that a TIR is not required.
- 6) A Statement from my Solicitor satisfying the requirements for a Certificate.
- 7) A cheque in the amount of \$7,382.00 payable to the City of Ottawa to cover the application fee(s).

Description of and Basis for Request for Consent

The purpose of this application is to request a consent to sever an existing block, Block 21 on Plan 4M-1696, into two separate blocks, as shown on the included Draft Reference Plan. The newly severed block will consist of Part 1 & Part 2 on the Draft R-Plan included with this application. The retained lot will be Part 3.

Block 21 on Plan 4M-1696 is currently a block in an approved and registered Plan of Subdivision called Flora, Stittsville. The block is zoned AM[2640] S416 which allows for a multitude of commercial and mid-density residential uses. Part 3 on the included R-Plan (the retained lot), is currently a Shell gas station, C-Store and Carwash that was site plan approved and is currently under construction at the time this application is being made.

Parts 1 to 3 are subject to an easement instrument OC2563611, and Parts 4 to 5 are subject to an easement instrument OC2563100. These easements should continue to be registered against the newly severed block. In addition, a Mutual Access Agreement between Shell Canada Ltd. and 2491929 Ontario Inc. registered as instrument OC2233205 should continue to be registered against the newly severed block and an easement in favor of the retained block be registered over Part 2 allowing for this.



The reason for this severance is to allow for a different internal corporation to own, develop, and construct the newly severed block.

In advance of this submission, I have consulted with City Planning Staff & City Planning Foresters to ensure mandatory submission requirements are met.

I trust this submission is complete. Please contact me should you have any questions.

Yours truly,

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