

2024-06-27

City of Ottawa | Ville d'Ottawa
Comité de dérogation



**CONSENT (VALIDATION OF TITLE) APPLICATION
COMMENTS TO THE COMMITTEE OF ADJUSTMENT
PANEL 1**

PLANNING, DEVELOPMENT AND BUILDING SERVICES DEPARTMENT

Site Address: 469-471 Catherine Street
Legal Description: Lot 44 and Part of Lots 43 and 45, Reg Plan 8
File No.: D08-04-24/T-0001
Report Date: June 27, 2024
Hearing Date: July 3, 2024
Planner: Margot Linker
Official Plan Designation: Downtown Core Transect, Minor Corridor, Evolving Overlay
Zoning: GM3 F(3.0) H(19)

DEPARTMENT COMMENTS

The Planning, Development and Building Services 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.

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.

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