

## DECISION CERTIFICATES OF CANCELLATION

<b>Date of Decision</b>	July 26, 2024
<b>File Nos.:</b>	D08-01-20/B-00034 & D08-01-20/B-00035
<b>Application:</b>	Certificates of Cancellation under section 53(45) of the <i>Planning Act</i>
<b>Applicant:</b>	1944 Lenester Avenue Inc.
<b>Property Address:</b>	1944, 1946 Lenester Avenue
<b>Ward:</b>	7 – Bay
<b>Legal Description:</b>	Part of Lot 2, Registered Plan 330458
<b>Zoning:</b>	R1GG
<b>Zoning By-law:</b>	2008-250
<b>Hearing Date:</b>	July 16, 2024

### APPLICANT'S PROPOSAL AND PURPOSE OF THE APPLICATION

- [1] The Applicant seeks Certificates of Cancellation.
- [2] The Committee of Adjustment granted provisional consent for conveyances at 1944 and 1946 Lenester Avenue on June 12, 2020. Certificates of Official finalizing the consent decision were issued on June 22, 2021.
- [3] The Applicant requests that the Committee issue Certificates of Cancellation to facilitate a future sale of the properties.
- [4] The Certificates of Cancellation relate to the property described as Part of Lot 2, Registered Plan 330458.

### DECISION AND REASONS OF THE COMMITTEE: APPLICATION GRANTED

- [5] Under subsection 53(45) of the *Planning Act*, the Committee of Adjustment has the power to issue certificates of cancellation of a consent to an owner of land that was previously conveyed with such a consent.

### Evidence

- [6] Evidence considered by the Committee included the following written submissions held on file with the Secretary-Treasurer and available from the Committee Coordinator upon request:

- Letter of application and supporting documents, including cover letter, draft certificates of cancellation, parcel register abstracts, and a copy of the previous Committee of Adjustment decision.
- City Planning Report received July 11, 2024, with no concerns.
- Rideau Valley Conservation Authority email received July 10, 2024, with no objections.
- Ontario Ministry of Transportation email received July 11, 2024, with comments.

- [7] The Committee notes that the City's Planning Report raises "no concerns" regarding the application, highlighting that "Staff have no concerns with the cancellation certificate as the properties will merge under one ownership since the Applicant owns both 1944 Lenester Avenue and 1946 Lenester Avenue."
- [8] Based on the evidence, the Committee is satisfied that it is appropriate to issue certificates of cancellation.
- [9] THE COMMITTEE OF ADJUSTMENT therefore issues certificates of cancellation.

*Fabian Poulin*  
FABIAN POULIN  
VICE-CHAIR

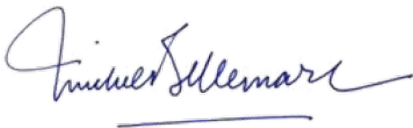
*Absent*  
JAY BALTZ  
MEMBER

*George Barrett*  
GEORGE BARRETT  
MEMBER

*Heather MacLean*  
HEATHER MACLEAN  
MEMBER

*Julianne Wright*  
JULIANNE WRIGHT  
MEMBER

I certify this is a true copy of the Decision of the Committee of Adjustment of the City of Ottawa, dated **July 26, 2024**.



Michel Bellemare  
Secretary-Treasurer

*Ce document est également offert en français.*

**Committee of Adjustment**  
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