

Committee of Adjustment
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2025 - 01 - 03

City of Ottawa | Ville d'Ottawa
Comité de dérogation

December 19, 2024

Committee of Adjustments
City of Ottawa
101 Centrepointe Drive
4th Floor
Ottawa, Ontario K2G 5K7

Re: Application for Severance for 236 Lebreton Street North, Ottawa

Please find attached my application and supporting documents for severance of my property, 236 Lebreton Street North, Ottawa.

The Committee of Adjustments of the City of Ottawa had previously approved my application for the same severance on January 25, 2019. The file number for this previously approved application was D08-01-18/B-00401 to D08-01-18/B-00403. I was unable to satisfy the conditions of the Consent Decision before the Consent lapsed.

This application was approved at the same time as my application for a Minor Variance which was also approved on January 25, 2019 under application number D08-02-18/A-00399 to D08-12-18/A-00401.

The purpose of the severance is to subdivide the property into three (3) separate parcels of land. The new three story, three unit townhouse dwelling with secondary dwelling units in the basement of two of units has been constructed as per the previously submitted plans, as is currently providing much need rental housing to the Centertown neighbourhood of the City of Ottawa.

In addition to the applications submitted with this letter, and as per the previous application, it is proposed to grant an easement/right-of-way over Part 1 in favour of Parts 3-8, over Part 5 in favour of Parts 1 to 3, over Part 6 in favour of Parts 1 & 2, over Part 7 in favour of Part 3 all for access to rear yard parking and over Part 8 for access to the side entry in favour of Part 3 and for access to the utility meters and air conditioning units in favour of Part 1 & 2.

This application meets the *Planning Act* criteria set forth in Section 51(24) as per the following:

- (a) satisfies the matters of provincial interest as referred to in section 2;
- (b) the development provides more residential housing which is in the public interest;
- (c) the plan conforms to the official plan;
- (d) the land is suitable for the purposes for which it is to be subdivided;
- (d.1) there are no affordable housing units are being proposed;

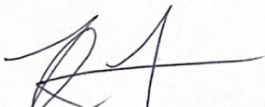
- (e) the highway 417 is the closest established highway system in the vicinity;
- (f) the dimensions and shapes of the proposed lots are included in the draft reference plan;
- (g) there are no restrictions proposed;
- (h) conservation of natural resources and flood control can be found on the drainage plan;
- (i) the property will use existing municipal services and have further utilities installed;
- (j) there are existing schools within the neighbourhood;
- (k) it will not be proposed that the area of land is to be conveyed or dedicated for public purposes;
- (l) the new building will be an efficient use and conservation of energy; and
- (m) the development is subject to the approved Minor Variance as noted above and follows all applicable by-laws.

In addition to this cover letter to support this application please find enclosed herein:

1. Consent/Severance Application – Parts 3 and 4-8 (1 copy);
2. Consent/Severance Application – Parts 1&2 and 3 (1 copy);
3. Confirmation from a City Infill Forester that a TIR is not necessary (1 copy);
4. The Draft Reference Plan, in metric prepared by an Ontario Land Surveyor (1 full size and 1 reduced copy);
5. A Parcel Abstract Page confirming the registered owner;
6. A statement from an Ontario solicitor confirming the application for certificates for retained land does not contravene section 50 of the Planning Act (1 copy); and
7. The application fee for one consent and an additional consent in the sum of \$5,779.00.

Thank you for your consideration.

Please do not hesitate to contact me if you require anything further.



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