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TO: Committee of adjustment

City of Ottawa
101 Centerpointe Drive,
Ottawa, ON K2G-5K7

Attention: Mrs. Rhonda Farago

Coordinator
City of Ottawa

Committee of Adjustment
Received | Reçu le
2024-12-20
City of Ottawa | Ville d'Ottawa
Comité de dérogation

December 18, 2024

RE: Application for consents to sever for lands at 1842 Kingsdale Ave, Ottawa, ON

Owner: Adrian Besharat

Location: 1842 Kingsdale Avenue

Ward: 10-Gloucester-Southgate

Legal Description: Lots 968 to 973, Registered Plan 326

Dear Mrs. Farago,

I am the owner of the property located at 1842 Kingsdale Ave, Ottawa, Ontario, and I am submitting a Consent to Sever Application for this property. A previous severance application (File No.: D08-01-22/B-00135) was filed on October 19, 2022. Unfortunately, due to an error made by the City, this application was not completed before its two-year expiration period. This new application aims to rectify that situation and complete the process initiated by the previous application.

Given the history of this case, I respectfully request that the Committee of Adjustment consider expediting this application by first reviewing the conditions that were waived under the previous application before issuing new conditions.

I kindly ask for your consideration in this matter to ensure an efficient and timely review process.

PURPOSE OF THE APPLICATION

The goal is to subdivide the property into three separate parcels to facilitate future development, while retaining the existing detached dwelling.

CONSENT IS REQUIRED FOR THE FOLLOWING

I hereby request the Consent of the Committee for a Conveyance. The property is shown as Parts 1 and 3 on a Draft 4R-Plan filed with the application, and the separate parcels will be as follows:

File No.	Frontage	Depth	Area	Part Nos.	Municipal Address
B-00135	16.04m	30.51m	489.3 sq. m	1	1840 Kingsdale Ave.
B-00135	14.77m	30.50m	450.4 sq. m	2	1842 Kingsdale Ave.
B-00135	14.78m	30.49m	450.3 sq. m	3	1844 Kingsdale Ave.

Approval of this application will have the effect of creating three separate parcels of land. The retained parcel will not be in conformity with the requirements of the Zoning By-law and therefore, Minor Variance Application (D08-02-22/A-00117) has been filed in the previous application for which approval has been obtained. This is in relation to having the driveway in front of the house. In order to do this, a demolition permit of the previous driveway was granted and approved (CON-2024-007768). The new driveway was created and back in 2022, and a picture is attached below for your reference.



Kind Regards,
Adrian Besharat
Besharat102@hotmail.com
(613) 608-8510

