

Committee of Adjustment

Received | Reçu le

2025-01-16

City of Ottawa | Ville d'Ottawa
Comité de dérogation



PLANNING RATIONALE

462 Churchill Ave North

Application for **Minor Variance** to the Committee of Adjustment

Dated: October 7th, 2024

Submitted by: Brofort Developments Inc, 2161 Thurston Dr, Ottawa, ON. K1G 6C9

The following represents the Planning Rationale cover letter required as part of the submission requirements for an application to the Committee of Adjustment.

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COVER LETTER:



To: Secretary Treasurer, Committee of Adjustment, City of Ottawa, 101 CentrepoinTE.

Date: October 7th, 2024

From: Brofort Developments Inc. 2161 Thurston Dr, Ottawa, ON. K1G 6C9.

RE: Application for a minor variance severance under section 51(24) of the planning act

The subject site is a wide and deep, interior lot located on the west side of Churchill Ave North in close proximity to Ravenhill Ave E and Kenwood Ave to the South. The subject site is located in the Westboro neighborhood in Ward 15 - Kitchissippi, in the City of Ottawa. This neighborhood is characterized by deep lots with varying frontages. The property is currently developed with a 2-storey single-detached dwelling. The context of Churchill Street is primarily 2 and 3 storeys, a mix of single-detached dwellings, townhomes, and low-rise apartment dwellings. Architectural style ranges from flat roofs to peaked roofs with a high proportion of red-brick materiality and mixed in with some more modern light stone treatments. The requested minor variances will permit a low-rise apartment dwelling of two 8 multi unit dwellings designed in a 4 -storey structure with front-facing balconies and a main front entrance. The proposed dwelling will adhere to all zoning by-law provisions and setbacks as per zone R4-UD. The proposal supports the creation of new housing in accordance with the PPS and meets the Official Plan's intent to provide for housing choice and accommodate growth through intensification. The development will more efficiently use the existing lot while proposing a compliant built form on a lot that can accommodate multi-unit buildings.

Minor Variance Requested: The requested variance for this application is to allow for the creation a lot that is 9.97m wide lots wheareas the zoning bylaw requires a lot width of 10m. This variance of 3cm or 1.1 inches is not material to the streetscape and is a simple compliance to the bylaw issue.

Documents Required and Submitted: The following lists all required and submitted documents in support of the identified Committee of Adjustment application.

Streetscape, Site Plan (Architectural), Land Survey, Tree Information Report, Planning Rationale (this document) Fee & Application Form.

We appreciate your attention to this matter,

Regards

A handwritten signature in blue ink that reads "PKlugman". The signature is written in a cursive, flowing style.

Philip Klugman
VP Developments
Brofort Development Inc.
Mail: pklugman@brofort.com
Ph: (613) 746-8580 x301

SITE OVERVIEW:

The subject site is a rectangular-shaped, long and broad, interior lot located along the west side of Churchill Street in the Westboro neighborhood. It is currently developed with a two-storey single detached dwelling that houses 4 rental units. The lot is consistent in size with other residential lots east of Churchill, which are generally rectangular. The houses were built in the 1900's and on, and the street is witnessing some new developments consistent with low rise multi-units.

Ottawa has seen an increase in developments as per the City's mandate to increase densification on core tributaries into the downtown core. Churchill Street is a well transversed road with readily available transit, city services and access to amenities.

Our proposal will demolish the existing aging residence, severe the land and build 2, 8 unit multi-unit for rental purposes. Our plans include ensuring we achieve environmental building code expectations, units that provide accessibility for disabled individuals and will also offer an affordability component.

462 Churchill	Frontage	Depth	Units	Driveway
Current	19.99M	30.40M	4	Yes
Proposed Lot1	10.01M	30.40M	8	No
Proposed Lot2	9.97M	30.40M	8	No

Based on the rationale provided, the proposed variance meets the four tests of a minor variance as described in Section 45 of the Planning Act:

1. The variance is minor.
The requested variances are minor in nature and will have no impact on adjacent properties.
2. The variance is desirable for the appropriate development or use of the property.
The requested variance is appropriate so that sensitive infill development can be constructed meeting the City of Ottawa's housing goals and contributing to a density that supports the 15-minute neighbourhood.
3. The general intent and purpose of the Zoning By-law is maintained.
The proposed dwellings are a permitted use in the R4 zone. The intent of the zoning bylaw provisions related to setback and severance is to create a relatively uniform and pleasing streetscape. The requested variance does not alter the existing streetscape.
4. The general intent and purpose of the Official Plan is maintained.
The site is designated Neighbourhood and as such the construction of rental housing in a low-rise denser form is consistent with the strategic direction of the Official Plan.

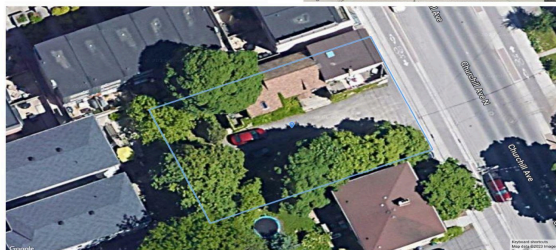
SITE OVERVIEW CONT.



462 CHURCHILL AVE N, OTTAWA | PIN 040160090

Property Details

GeoWarehouse Address:
 462 CHURCHILL AVE N
 OTTAWA
 K1Z5E2
 PIN: 040160090
 Land Registry Office: OTTAWA-CARLETON (04)
 Land Registry Status: Active
 Registration Type: Certified (Land Titles)
 Ownership Type: Freehold



Legal Description

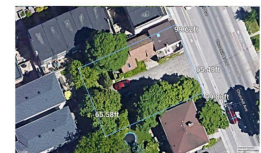
PT LT 12, PL 204, W CHURCHILL AV, AS IN N351112; OTTAWA/NEPEAN



462 CHURCHILL AVE N, OTTAWA | PIN 040160090

Lot Size

Area: 6522.92 sq.ft
 Perimeter: 328.08 ft.
 Measurements: 99.62ft. x 65.58ft. x 99.83ft. x 65.49ft.
 Lot Measurement Accuracy : LOW
 These lot boundaries may have been adjusted to fit within the overall parcel fabric and should only be considered to be estimates.



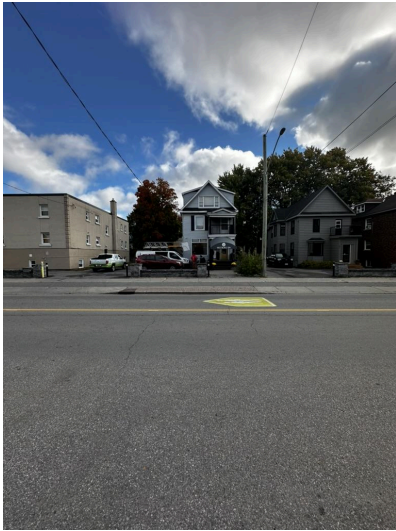
STREETSCAPE ANALYSIS:

462 Churchill Avenue North - Streetscape Character Analysis					
Street Address	Lot Width (Meters)	Driveway Size	Front Facing Garage	Parking & Driveway	Main Door
Property Side					
450	15.69	NA	A	A	A
454	4.6	Single	A	B	A
456	4.39	NA	A	A	A
458	5.18	NA	A	A	A
462	19.99	Double	A	C	A
468	8.95	Single	A	B	A
470	11.18	Single	A	B	A
472	20.13	Double	A	C	A
478	20.13	Single	A	B	A
484	19.13	Single	A	B	A
490	21.1	Single	A	B	A
Across from property					
449	30.48	Double	A	C	B
455	15.24	Single	A	B	A
461	15.24	Single	A	B	A
463	15.14	Single	A	B	A
469	15.34	Single	A	B	A
471	15.25	Single	A	B	A
475	10.37	Single	A	B	A
475B	10.37	Single	A	B	A
477	6.07	Single	B	B	A
479	5.14	Single	B	B	A
		A	19	2	20
		B	2	16	1
		C	0	3	0
		D	0		0

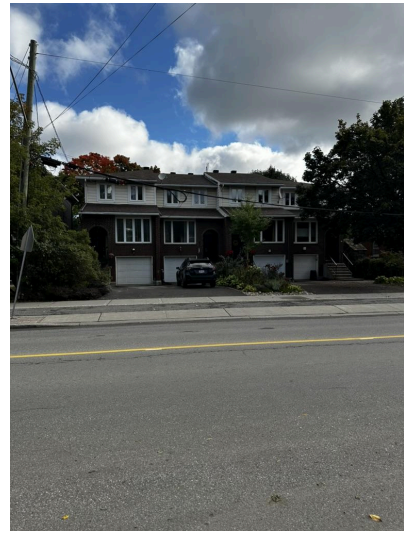
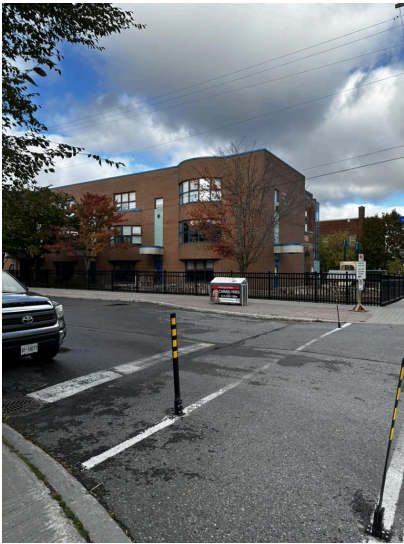
STREETSCAPE ANALYSIS Cont.



STREETSCAPE ANALYSIS Cont. (Pictures taken Oct 6th, 2024)



STREETSCAPE ANALYSIS Cont. (Pictures taken Oct 6th, 2024)



STREETSCAPE ANALYSIS Cont. (Pictures taken Oct 6th, 2024)



(Google Streets Image 2022)

STREETSCAPE CHARACTER ANALYSIS FORM:

STREETSCAPE CHARACTER ANALYSIS FORM

Name:

Email:

Address or proposed development:

Type of Development Review Application Being Submitted: Zoning Site plan Minor variance Severance Private approach Building permit

This form is required in order to determine zoning requirements and permissions with respect to front yards and corner side yards, access, parking, and front doors. When filling in this form, please read and refer to the **Streetscape Character Analysis Manual**, available at all Client Service Centres and on the city's website ottawa.ca/Streetscapecharacter. This form must document 21 lots around your lot. See Booklet for cases where less than 21 lots on a street. Once this form has been approved, then a development application will be considered complete. This Form should be submitted to sca-apr@ottawa.ca, or to a Development Information Officer in a Client Service Centre, or at a pre-consultation meeting.

TABLE 1 ATTACHED GARAGES AND CARPORTS		HOW MANY LOTS?
Character Group	<i>see Table 140(A) Zoning By-law 2008-250</i>	Total
A. No front-facing attached garage or carport		19
B. Front-facing attached garage or carport		2

TABLE 2 ACCESS AND PARKING CHARACTER		HOW MANY LOTS?
Character Group	<i>Refer to Table 140(B) of Zoning By-law 2008-250</i>	Total
A. No driveways along lot lines abutting a street		2
B. Individual single-wide driveways and Shared driveway		16
C. Individual double-wide driveways <i>Note: If Group A is the most common, but the number of Group B and C lots combined outnumber Group A, then Group B is deemed to be dominant.</i>		3
D. A. Legally-established front yard parking <i>Note: Front yard parking is prohibited. The number of legally-created spaces needs to be determined only if a new front yard parking space (s) is proposed.</i>		0

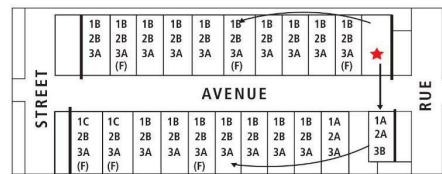
(revised October 27, 2020)

(Page 1 of 2)

Table 3 MAIN DOOR CHARACTER		HOW MANY LOTS?
Character Group	<i>Refer to Table 140(C) of Zoning By-law 2008-250</i>	Total
A. Main door faces the front lot line and the street, or is accessed by a structure located along the front wall of the dwelling but does not face the front lot line and street		20
B. Main door does not face the front lot line and doesn't face the street		1
Note: If you have a corner lot, A and B also apply when documenting doors along the corner side lot line		

Please draw your streetscape, including the street(s) on which your proposal will front, the 21 lots (or less) required for the Streetscape Character Analysis, and identify: 1) name of street; 2) street address number of the 21 lots on both sides of the street; 3) draw a star on your lot; 4) and for each lot, identify the Character Groups (represented by the numbered groups on page 1), and identify the pattern (represented by the roman numerals associated with each of the Character Groups) as shown in the example below. You **must** fill out two Forms when developing a corner lot where one or more dwelling units front on one street, and one or more dwelling units front on the other street.

STREETSCAPE (Draw your streetscape here)



Date Submitted: Date Approved: Staff Signature: _____

(revised October 27 2020)

(Page 2 of 2)

SITE PLAN:



462 CHURCHILL AVE. N

FINISH SCHEDULE

FINISH	DESCRIPTION	LOCATION	NOTE
1.00	CONCRETE	CONCRETE	AS SHOWN
1.01	CONCRETE SLAB	CONCRETE	AS SHOWN
1.02	CONCRETE CURB	CONCRETE	AS SHOWN
1.03	CONCRETE WALKWAY	CONCRETE	AS SHOWN
1.04	CONCRETE PATIO	CONCRETE	AS SHOWN
1.05	CONCRETE DRIVE	CONCRETE	AS SHOWN
1.06	CONCRETE DRIVE	CONCRETE	AS SHOWN
1.07	CONCRETE DRIVE	CONCRETE	AS SHOWN
1.08	CONCRETE DRIVE	CONCRETE	AS SHOWN
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1.97	CONCRETE DRIVE	CONCRETE	AS SHOWN
1.98	CONCRETE DRIVE	CONCRETE	AS SHOWN
1.99	CONCRETE DRIVE	CONCRETE	AS SHOWN
2.00	CONCRETE DRIVE	CONCRETE	AS SHOWN

INDUSTRIAL SITE PLAN PREPARED USING
 DRAWING PREPARED BY JAMES COLLINGS,
 OREGON, UNLESS OTHERWISE NOTED
 MAY 14, 2011

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 DRAWING PREPARED BY JAMES COLLINGS,
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 MAY 14, 2011

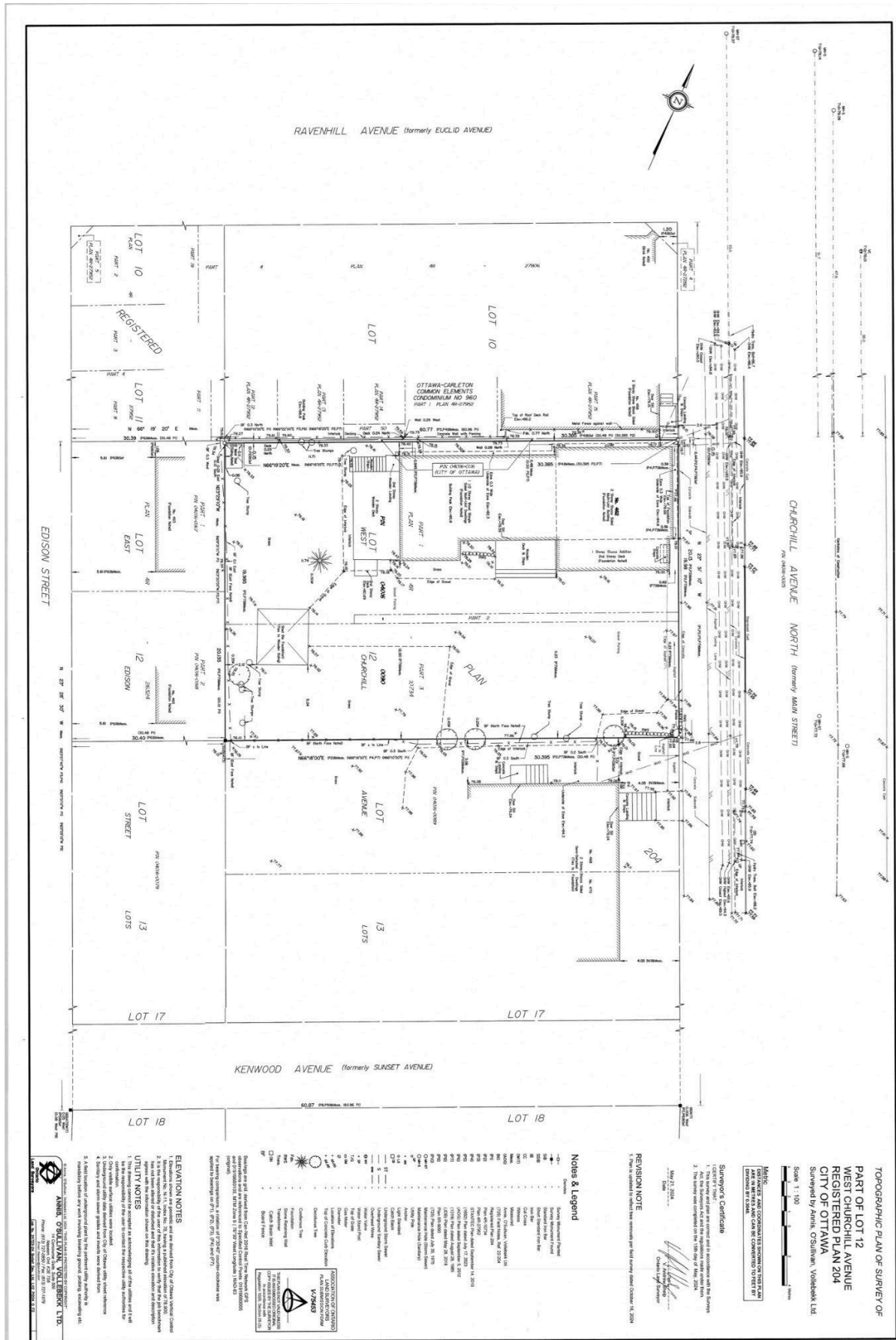
THESE DRAWINGS SHALL NOT BE USED FOR CONSTRUCTION UNLESS THEY ARE SIGNED AND DATED BY THE DESIGNER.

DESIGNER'S TAKE RESPONSIBILITY FOR THE DESIGN WORK ON BEHALF OF A FIRM REGISTERED UNDER JURISDICTION OF THE PROVINCE OF ONTARIO AND THE FIRM'S LICENSED DESIGNERS.

GENERAL NOTES:
 - ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE NOTED.
 - CHECK ALL DIMENSIONS ON SITE & REPORT ALL DISCREPANCIES TO THE ARCHITECT IMMEDIATELY.
 - GENERAL CONTRACTOR TO VERIFY ALL DIMENSIONS ON SITE & REPORT ALL DISCREPANCIES TO THE ARCHITECT IMMEDIATELY.
 - ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

462 CHURCHILL AVE. N TWO - 2 UNIT LOW-RISE APARTMENT		<p>Evolution DESIGN & DRAFTING</p>	SITE PLAN DATE: _____ DRAWN BY: _____ CHECKED BY: _____ APPROVED BY: _____
PROJECT NO: _____ SHEET NO: _____ TOTAL SHEETS: _____	OREGON VANCOUVER		

LAND SURVEY:



ENVIRONMENTAL SITE ASSESSMENT:

Performed by Patterson Group Nov 8th 2023 (See full report attached)



Phase I – Environmental Site Assessment
462 Churchill Avenue North
Ottawa, Ontario

8.0 CONCLUSIONS

8.1 Assessment

Paterson Group was retained by Brofort Developments Inc. to conduct a Phase I – Environmental Site Assessment (Phase I ESA) for 462 Churchill Avenue North, in the City of Ottawa, Ontario. The objective of this Phase I ESA was to research the past and current use of the site (Phase I Property) and 250 m study area (Phase I Study Area) and to identify any environmental concerns with the potential to have impacted the subject property.

According to the historical research, the Phase I Property was first developed sometime prior to 1933 with the existing two-storey residential building. Since that time, the use of the Phase I Property has not changed significantly. No potential environmental concerns were identified with respect to the historical use of the Phase I Property.

The surrounding lands within the Phase I Study Area were similarly developed for residential purposes around the same time period, with the exception of a church and school building further to the north. No potential environmental concerns were identified with respect to the historical use of the surrounding lands.

A site inspection of the Phase I Property was carried out on October 24, 2023. Presently, the Phase I Property remains occupied by the aforementioned two-storey residential building, which is currently configured into four individual rental apartments. No potential environmental concerns were identified with respect to the current use of the Phase I Property.

The surrounding lands within the Phase I Study area consist largely of residential properties and occasional commercial properties, with the exception of a school building further to the north. No potential environmental concerns were identified with respect to the current use of the surrounding lands.

Based on the findings of this assessment, it is our opinion that **a Phase II – Environmental Site Assessment will not be required for the Phase I Property.**

TREE SURVEY REPORT:

5/31/24, 11:00 AM

Brofort.com Mail - Tree Information Report – 462 Churchill Ave



Phil Klugman <pklugman@brofort.com>

Tree Information Report – 462 Churchill Ave

Greely Tree Services <info@gtspro.ca>
 To: fnicolo <fnicolo@brofort.com>, pklugman <pklugman@brofort.com>

Mon, May 6, 2024 at 4:28 PM

Hello Phil and Franco,

Paul asked me to pass this along to you.

Thank you and have a great day!



Nicole Smale
 Office Manager
 Office: 613.574.0247
info@gtspro.ca
www.greelytreeservices.com

Tree Information Report application form	
I acknowledge that I have read the Tree Protection by-law (2020 - 340) and the Tree Information Report Guideline (link is external) (Schedule C of the by-law) and agree to submit the required information	True
Are you the arborist or homeowner?	Arborist
Which best describe the reason why you are applying for tree removal permit?	No development/Construction
Address	462 CHURCHILL AVE N
Municipal Address Id	__A50F4
Property Zone	inner
Property size in hectare	0.061
Which trees are you looking to remove?	Private
Application fee per tree	174
Total number of private trees	1
Private tree amount	174
Total amount	174

Private tree information		
Are any of the private trees you wish to remove located on the property line between you and your neighbour?	No	
Private tree information report	Size diameter at breast height (DBH) in cm	85
	Species	Maple
	Condition of tree	This tree has outgrown its current environment. It has a separating included bark union on the main trunk. The main trunk also has a large decaying cavity which is reducing the structural integrity of the tree. There are also significant limbs with cavities in the canopy. This tree is in a dangerous condition with the canopy over two different building structures.
	Location of tree to be removed	The tree is located at the rear of the building at the right hand corner of the building between the staircase and fence.

<https://mail.google.com/mail/u/0/?ik=b491edff7b&view=pt&search=all&permmsgid=msg-f:1798336499780003346&simpl=msg-f:1798336499780003346>

1/3

Why do you need to remove this tree?	Tree is structually compromised and in danager of failing
Arborist recommendation	Removal
Additional information	Additional photos of included union separation and cavity decay available.
Please provide a photo of the tree to be removed, showing condition of the tree and reason for removal. Accepted file types: JPG, PNG and PDF. Maximum file size: 5MB.	IMG_5091-compressed.JPG

Property owner contact information

First name	Franco
Last name	Nicola
Street number	462
Street name	Churchill ave N
Unit/Apartment/Suite	
Postal code	K4P 1M7
Phone number	613-301-7576
Email	info@greelytreeservices.com

Arborist contact information

First name	Paul
Last name	Bradley
Company Name	Greely Tree Services
Company street number	7022
Company street name	Donwel Drive
Unit/Apartment/Suite	
City	Ottawa
Province	ON
Postal code	K4P 1M7
Phone number	613-574-0247
Email	info@greelytreeservices.com
Professional qualifications (e.g. ISA certification number)	NPTC 00442018

Contractor contact information (if known)

Contractor Company Name	Greely Tree Services
First name	paul
Last name	Bradley
Company street number	7022
Company street name	Donwel Drive
Unit/Apartment/Suite	
City	Ottawa
Province	ON
Postal code	K4P 1M7
Phone number	613-574-0247
Email	info@greelytreeservices.com

OWNERSHIP CERTIFICATE:

DocuSign Envelope ID: FEC66F81-F3F8-4154-BA5B-6A4E87AA2155

This Document is in the Form approved by the WORKING GROUP ON LAWYERS AND REAL ESTATE (<http://www.lawyersworkinggroup.com/>) on August 18, 2022, except for clearly shown changes. Any changes not clearly shown are of no effect.

PURCHASER'S UNDERTAKING & DIRECTION RE TITLE

VENDOR:	PALAZZI HOLDINGS INC.
VENDOR'S LAWYER:	KELLY, SANTINI LLP
PURCHASER:	BROFORT DEVELOPMENTS INC.
PURCHASER'S LAWYER:	PERLEY-ROBERTSON, HILL & MCDUGALL LLP
PROPERTY:	462 CHURCHILL AVENUE NORTH, OTTAWA
COMPLETION DATE:	DECEMBER 15, 2023

UNDERTAKING

If the Statement of Adjustments delivered in this transaction is inaccurate or incomplete, and if the Vendor has delivered a reciprocal undertaking to readjust, then the Purchaser undertakes to the Vendor and the Vendor's Lawyer to readjust and to make any appropriate payments forthwith for any such inaccurate or incomplete item.

DIRECTION RE TITLE

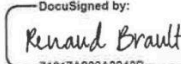
THE PURCHASER AUTHORIZES AND DIRECTS the Vendor to prepare the Transfer in this transaction in favour of:

BROFORT DEVELOPMENTS INC.
Capacity: Registered Owner

and to show as the Purchaser's address for service the address shown in the tendered Transfer or provided by the Purchaser's Lawyer, and for so doing this shall be your good and sufficient authority.

DATED at Ottawa, Ontario, on December 13th, 2023.

BROFORT DEVELOPMENTS INC.

DocuSigned by:

Per: 71847A200A80486
Name: Renaud Brault
Title: President

I have authority to bind the corporation.

APPLICATION FORM:



**Minor Variance / Permission Application
Committee of Adjustment**
Section 45 of the *Planning Act*

Notice of public record

Information and material required in support of your application shall be made available to the public pursuant to the *Planning Act*. Also, pursuant to the *Municipal Freedom of Information and Protection Act*, personal information on this form is collected under the authority of the *Planning Act* and will be used to process this application.

Committee staff are available by appointment to review an application before filing.

Applications will be placed on hold if required information is not provided.

Section 1: Pre-application consultation checklist

Indicate who you consulted before filing your application.

- Development Information Officer (dioinquiry@ottawa.ca)
- City Planning staff
- City Infill Forester (cofa_trees@ottawa.ca)
- Conservation Authority (if applicable)
- Local community association(s)
- Neighbours
- Hydro Ottawa (<http://hydroottawa.com/en>)
- Other _____

Section 2: Submission requirements

1. A completed **Application Form – 1 copy**
2. A **detailed cover letter** explaining your proposal and addressing the statutory tests under section 45 of the *Planning Act*, and including all planning evidence necessary to support your application. – **1 copy**
3. A **Tree Information Report (TIR)** as required under the Tree Protection By-law **or written confirmation from the City's Infill Forester that a TIR is not necessary.** – **1 copy**
4. An up-to-date **Survey Plan**, in metric, of the subject property – **1 full-sized copy and 1 reduced copy**
5. A **Site Plan**, in metric, with a scale bar showing all existing structures, all proposed construction, and all trees protected under the Tree Protection By-law – **1 full-sized copy and 1 reduced copy**
6. **Elevation Drawings**, in metric, for all sides where new construction is proposed, identifying height, grade, and window and door openings. – **1 full-sized copy and 1 reduced copy**
7. The **application fee.**

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Office Use Only		
Application No:	Application received (yyyy/mm/dd)	
Client service centre staff:	File lead:	
Fee received:	Ward No.:	Panel No.

Section 3: Subject property

1. Location

- a) Municipal address: 462 Churchill Avenue North
- b) Neighbourhood: Westboro
- c) City Ward: Number 15
- d) Legal description: Kitchissippi

2. Planning information (Please contact a Development Information Officer):

- a) Official Plan designation: Reg Plan 204 - Part of lot 12
- b) Zoning designation: R4-UD
- c) Zoning By-law #: 2684-c

3. Registered owner(s) and authorized agent

- a) Registered property owner information (all owner or company names must be listed):

Check this box if you are applying under an agreement to purchase and sale

Name(s): Brofort Developments Inc.

Mailing address: 2161 Thurston Ave, Ottawa, ON. K1G 6C9

Telephone: 613-746-8580 Email: rbrault@brofort.com

- b) Agent information:

Name: Philip Klugman

Mailing address: 2161 Thurston Ave, Ottawa, ON. K1G 6C9

Telephone: 647-680-2225 Email: pklugman@brofort.com

If applicable, all communications will be sent to the owner's authorized agent.

4. Do you require matters to be conducted in French? Yes No

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Section 4: Application details

1. Type and purpose of application:

- Variance(s) to Zoning By-law Permission (non-conforming use)

2. Relief required:

- a) Requested variance: Subdivision of land
By-Law requirement: _____
By-law section: Section 51-24

- b) Requested variance: _____
By-Law requirement: _____
By-law section: _____

- c) Requested variance: _____
By-Law requirement: _____
By-law section: _____

- d) Requested variance: _____
By-Law requirement: _____
By-law section: _____

- e) Requested variance: _____
By-Law requirement: _____
By-law section: _____

- f) Requested variance: _____
By-Law requirement: _____
By-law section: _____

Attach a separate sheet if additional variances are required.

3. Property information:

a) Dimensions:

Frontage (m)	19.99m
Depth (m)	30.47m
Area (m ² / ha)	608.2
This parcel fronts on (street/ road)	Churchill Avenue North
Easements / Rights of way	None

b) Use of property:

Existing	Residential Multi-unit rental
Proposed	Residential Multi-unit rental

c) Services:

Water supply (municipal water, private well or waterbody)	Municipal
Sewage disposal (municipal sanitary sewer, private septic or privy)	Municipal
Stormwater drainage (municipal storm sewer, roadside ditch or swale)	Municipal

d) Access:

Type (public street/road highway, right of way or private road)	Public Street
Name of street, etc.	Churchill Avnue

4. Buildings / structures:

a) Existing

Building size and use Approx 3400 sqft and being used as residential

Construction date Approx 1920 Use Established (Year) Approx 1920

Setbacks from lot lines:

Front (m)	Rear (m)	Side (m)	Height (m)	Floor Area (m ²)
0	11.2	0	9	121

b) Proposed

Building size and use Approx 6500 sq ft - to be used as multi-unit residential

Setbacks from lot lines:

Front (m)	Rear (m)	Side (m)	Height (m)	Floor Area (m ²)
2.55	9.14	1.53	11	280

Current use(s) of adjacent land Residential

5.If access is by water only, the parking and docking facilities used or to be used and the approximate distance of these facilities from the subject lands and nearest public road:

N/A

6.Will this proposal result in a reduction or increase in dwelling units? Yes No

If the answer is Yes, please indicate the total number of **existing and proposed** units that are owner or tenant occupied.

Existing owner occupied 0 Existing rental 4

Proposed owner occupied 0 Proposed rental 16

7.Heritage status: (contact heritage@ottawa.ca to confirm heritage status)

No heritage status Part IV Part V Listed Other _____

8.Current or past applications:

Has this property been the subject of:	File Number	Approval Date	Active (Yes / No)
<input type="checkbox"/> Official Plan Amendment			
<input type="checkbox"/> Zoning By-law Amendment			
<input type="checkbox"/> Subdivision Application			
<input type="checkbox"/> Site Plan Application			
<input type="checkbox"/> Consent Application			
<input type="checkbox"/> Minor Variance Application			
<input type="checkbox"/> Building Permit Application			
<input type="checkbox"/> Other (Road Opening, Tree Permit, etc.)			

Section 5: Affidavit / declaration

I, _____, of the City of _____, solemnly declare that all of the above statements contained in the application are true and I make this solemn declaration conscientiously believing it to be true and knowing that it is of the same force and effect as if made under Oath.

Sworn / declared before me

in the City of _____

this _____ day of _____ 20____.

Commissioner of Oaths, etc.

Signature of applicant

Section 6: Authorization of owner for agent to make the application

If the application is to be signed by an agent/solicitor on behalf of the owner, one of the following authorizations must be completed or the owner must submit a letter of authorization. Authorization must be signed by all Registered Owners.

A. Where the property is owned by one or more natural persons:

I, _____ am the owner of the land that is the subject of this application and I authorize _____ to make this application on my behalf.


Date

Signature of owner

B. Where the property is owned by a corporation:

I, Renaud Brault having signing authority for Brofort Developments Inc. (name of corporation or number company) that is the owner of the land that is the subject of this application, authorize Franco Nicolo to make this application on the corporation's behalf.

October 9, 2024
Date


Signature of signing officer