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LOW MURCHISON RADNOFF LLP
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February 27, 2025

By E-Mail

Committee of Adjustment
City of Ottawa
101 Centerpointe Drive 4th Floor
Ottawa, Ontario
K2G 5K7

Attention: Marcel Bellemare
Secretary-Treasurer

Committee of Adjustment

Received | Reçu le

Revised | Modifié le : 2025-02-27

City of Ottawa | Ville d'Ottawa
Comité de dérogation

Dear Sirs:

RE: Jamie Carmine Bruni and Jessica Plummer Applications for Consent and Minor Variance
1358, 1360 and 1362 Mory Street, Ottawa, Ontario K1T 1C9
Lot 13 Registered Plan 674 being Parts 1, -12 on Draft Reference Plan
City of Ottawa (formerly City of Gloucester)

We are the solicitors and agents for the owners of the above noted property.

The subject lands have previously been severed, Parts 1, 2, 3, 4, 5, and 6 on the draft reference Plan are known municipally as 1358 Mory Street and were conveyed with consent. Parts 7, 8, 9, 10, 11 and 12 are known municipally as 1362 Mory Street were also previously conveyed with consent. Jamie Carmine Bruni and Jessica Plummer are the registered owners of both 1358 and 1362 Mory Street and wish to obtain a consent to create and convey to separate purchasers a new lot being composed of Part of Lot 13 on Plan 674 designated as Part 3 4, 5, 6, 7 8 an 9 on the draft references plan which will be known municipally as 1360 Mory Street Ottawa Ontario K1T 1C9. They will also require a certificate for the retained lands as referred to in subsection 53 (42.1)(a) of the Planning Act for the retained lands adjoining the parcel to be severed being Parts 1, 2, and 3 on the Draft Reference Plan (1358 Mory Street) and Parts 10, 11, and 12 on the Draft Reference Plan (1362 Mory Street). In order to do so they will require minor variances reducing the minimum lot area required pursuant to the R1WW[637] to reduce the required minimum lot area of each lot created from 555 square metres to the reduced areas set out in the respective applications for variance.

Therefore, enclosed please find:

1. Application for Consent- (Part 4, 5, 6, 7, 8 and 9 on Draft Reference Plan); and
2. Draft Reference Plan full copies and one 8 and 1/2" by 11" copy; and
3. Parcel Register for 1358 Mory Street being PIN 04339-0184; and
4. Parcel Register for 1362 Mory Street being PIN 04339-0185; and
5. Application for Minor Variance- (Part 1, 2, and 3 Draft Reference Plan); and
6. Application for Minor Variance- (Part 4, 5, 6, 7, 8, and 9 Draft Reference Plan); and

7. Application for Minor Variance- (Part 10, 11, and 12 Draft Reference Plan); and
8. Tree Information Report dated January 10, 2025 prepared by Kevin Myers, MFC, R.P.F. ISA Certified Arborist®, ON-2907A
14. our firm trust cheque payable to the City of Ottawa in the amount of \$9,939.00 to cover the application and certificate fees.

Regarding the applications for consent, it is submitted that a plan of subdivision is not necessary for the orderly development of the municipality pursuant to s. 53(1) of the Planning Act and that the application has regard for the criteria set out in s. 51(24) of the Act. Furthermore, the variance requested is minor, desirable for the appropriate development or use of the property, maintains the general intent and purpose of both the Zoning By-law and the Official Plan and satisfies the requirements set out at s. 45(1) of the said Act.

Further documents in support of these submissions will be filed prior to the hearing.

Yours truly,



Antonino Licandro
AL/
Encls.

cc. Jamie Bruni and Jessica Plummer