

16 October, 2023

Cover Letter
Consent/ Severance Application
Committee of Adjustment

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2023-10-20

City of Ottawa | Ville d'Ottawa
Comité de dérogation

This is regarding residential properties at 335 and 337 Saddleridge Drive,
Ottawa, Ontario, K1W 0B8

-These are two semi-detached bungalows which were purchased brand new from the builder Claridge Homes in 2010 under separate titles.

-Originally my husband Brian Horsley owned one side (337) and I owned the other (335).

-In 2014 my husband passed away and I inherited his side and thus became the owner of both sides.

-We had not lived on either side as we used them as rental properties. We lived elsewhere.

-In 2016 I decided to move in to the one side (335).

-In 2020 my new partner Charles J Muli moved in with me (335) and we decided to become 50/50 co-owners as tenants in common. Our lawyer at the time did all the transactions for us, we paid him all the fees and charges and title was duly registered as such as you will see on the parcel register attached.

-And now I have just sold the other side (337) which was supposed to close on Oct. 10th, 2023. My lawyer has informed me we will be unable to close on my sale because he has discovered that the titles merged (unbeknownst to me) into one title under my name after my husband passed away in 2014. Also because of this the title (335) registered in 2020 under my name and that of Charles Muli done by a different lawyer is actually invalid.

-My lawyer is now saying I need to apply to the city to get the title on these two properties severed before my sale (337) can proceed and close and before we can repair the title issue (335) pertaining to my partner Charles Muli and myself.

I therefore hereby submit this Consent/ Severance application to the Committee of Adjustment and request that this title be severed as it was originally in order that I may proceed with my pending sale and also correct the title issue with my partner.

I have already gone through the pre-consultation process with planner
Cass Sclauzero who has given me the go ahead to proceed and submit this application.

This property (335 and 337) remains as it was when originally purchased from the builder in 2010, no
changes have been made.

Please find attached my Consent/Severance application along with all required, pertinent and relevant
information and correspondence.

Your attention to this matter is greatly appreciated.

Regards,



Lorraine Horsley