

October 12, 2023

Dear Members of the Committee of Adjustment:

Committee of Adjustment  
Received | Reçu le  
2023-10-27

City of Ottawa | Ville d'Ottawa  
Comité de dérogation

Please consider this application for consent to sever the semi-detached dwelling located at 974 Sheridan Avenue from 970 Sheridan Avenue on the property legally described as **lot 117 and part of lot 118, registered plan number 314.**

The purpose of this application is to legally separate these semi-detached dwellings in order to be able to sell unit 974 to the current tenant who has lived in the unit since 2004 (unit 970 will be retained for now and sold later).

Both dwellings are fully self-contained 2 story, three-bedroom, one-bathroom, side-by-side semi-detached homes, each with a private driveway. The land and structure currently conform to all requirements to be separated into two individual legal properties, except for currently sharing one sanitary sewer pipe to the main City sanitary sewer line. The existing sewer line is located fully within the proposed property lines of Part 1 (970 Sheridan). A new sewer line will be added (fully within the proposed property lines of Part 2- 974 Sheridan) to bring the property fully into conformity for the purposes of severance.

There are no visible physical or functional changes to the land or building being proposed as part of this application, therefore there are no implications to section 51(24) of the planning act to be considered.

I ask that the committee please approve this application.

With appreciation,



Joel Lemieux