



Attention: Committee of Adjustment Ottawa

This proposal is to sever 97 MaLaren into two properties and create a right-of-way between the two.

A variance for a lot width reduction is being requested for the retained parcel as well as an easterly side yard reduction (existing).

The retained parcel dwelling is a permitted use under the current zoning.

The severed parcel does not require any variances as it meets all zoning requirements for a detached home under the current zoning R4UC [478].

With respect to the four tests:

1. Does it maintain the general intent and purpose of the Official Plan? – yes
2. Does it maintain the general intent and purpose of the Zoning By-law? – yes
3. Is it desirable for the appropriate development or use of the land? – yes
4. Is it minor? - yes

Thank-you,

Albert Falsetto