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KELLY SANTINI LLP|SRL
lawyers | avocats

February 12, 2024

City of Ottawa
Attn: Committee of Adjustment
101 Centrepointe Drive, 4th Floor
Ottawa, Ontario
K2G 5K7

Committee of Adjustment
Received | Reçu le

2024-02-20

City of Ottawa | Ville d'Ottawa
Comité de dérogation

Dear Sirs:

Re: Lavigne/Kim Severance Application
1359 Gosset Street, Ottawa
Our File No.: MAT102794

I, Donald M. Simonds, am retained by the owners of 1359 Gosset Street, Ottawa, Todd Lavigne and Gina Kim. 1359 Gosset Street Ottawa is a rental/investment property for the owners containing a detached dwelling.

The owners of the adjacent property to the rear of 1359 Gosset Street are Marcia Pereira and Jose Periera, who reside in a detached dwelling at 1356 Louis Lane, Ottawa.

The owners of 1359 Gosset Street, Ottawa, have entered into an Agreement of Purchase and Sale to sell to Pereira an 87.2 square meter piece of the property at 1359 Gosset Street, Ottawa, so that Pereira will have additional amenities space to the rear of Pereira's dwelling.

The enclosed Application for Consent/Severance involves a Lot Line Adjustment that will add 87.2 square meters to the land owned by Pereira, and reduce the land owned by Lavigne/Kim by 87.2 square meters, while maintaining the required minimum of a 7 meter rear yard set back for the dwelling at 1359 Gosset Street, Ottawa.

The use of the land that is the subject of this application (rear yard), as well the dimension and shape of the lands will remain unchanged, in keeping with sections 51(24) (d) and (f) of the Planning Act.

Yours very truly,

Kelly Santini LLP



Donald M. Simonds
DMS:km