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## **Lot severance application**

**21 Merganser St.- Ottawa, ON**

**- For recirculation -**

**Committee of Adjustment**  
Received | Reçu le

**Revised | Modifié le : 2023-05-31**

City of Ottawa | Ville d'Ottawa  
**Comité de dérogation**

From the last hearing, We (the City, my clients and myself) looked into the legal documents concerning the lot. We looked for any environmental protection or other that would restrict the build or the lot severance and we didn't find anything. We are proceeding with the application as originally presented. ***The only correction we made is to the Draft Reference plan. We moved the lot separation line by 0.05m to avoid minor variance for 21 Merganser.***

Original presentation :

Clients and owners of 21 Merganser Street would like to subdivide their lot.

Lot no. 151, Pin no. 042691458

The back of their lot already seems to be subdivided if we are looking at city maps.

Address has already been assigned to the lot as 4 Solace Court.

Even the zoning is different, 21 Merganser belongs to R1TT zoning while 4 Solace to R3W.

See image below,



The subdivide lot will respect current by-laws and zoning.  
The lot will have the same proportions as the one next to it, 6 Solace Crt.

No harm will come out of this proposition; the lot was designed to allow for the separation.

We have spoken to the neighbours, city planning department, Hydro and others , they all agree with the proposal and have no concerns.

We thank you for letting us present this application and hope you agree with our proposal.

Sincerely,  
**Zoran Gavran**



**ZG Architecture & Design**

T:(819) 639 – 9968

@: [zgavran@zg-architecture.com](mailto:zgavran@zg-architecture.com)

100 boul. Montcalm, unit 405

Gatineau, Quebec, J8X 0C6