

Committee of Adjustment

MAY 08 2024

City of Ottawa

## 10 Meadowlands Severance Proposal

May 08, 2024

The purpose of this proposal is to divide the property at 10 Meadowlands drive in two. The property is being developed with the new construction of a semi-detached house, containing four units. Two basement units and two ground floor units, with the proposed property split containing one basement unit and one ground floor unit per new property division. The property is currently zoned as R3Z[646].

The property is proposed to be split lengthwise with two driveway access points along meadowlands drive, requiring an additional curb depression. The existing mature trees on the property are to be pruned per arborist report, but otherwise are not to be disturbed by the proposed development.

The current parcel frontage along Meadowlands drive is 54.93ft, the proposed parcels will then both be 27.46ft wide, and 135.15ft deep. Precedent for this lot size is in keeping with the adjacent lot at 8 Meadowlands, which was subdivided into parcels 8A through F, each with a 27.4ft width. The adjacent property has also had a semi-detached dwelling built, with a unit on 8A and 8B parcels, in the exact same manner as our proposal describes.

Section2: No conservation, no resources or scientific interest etc... (j) rentals

(p) appropriate location of growth and development: located adjacent to already developed semi-detached, at major intersection with adequate public transportation.

Thank you for your consideration.