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Royal SMS Construction Inc.

450 Tremblay Road

K1G 0C9

**Committee of Adjustment**  
Received | Reçu le

**2025-03-14**

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

**Re: 450 Tremblay Rd.**

Dear Ladies & Gentlemen of the Committee of Adjustment,

My name is Elie Ghossein, and I am the president/owner of Royal SMS Construction Inc who represent the owners of 450 Tremblay Rd. I will be the builder and the project manager of the above property.

Mrs Sandy Ghossein and her husband Mr, Roy Imad have purchased the property located at 450 Tremblay Rd. It is their intention to demolish the existing dwelling, one shed located on the property, in order to construct a new 2-storey semi-detached dwelling on the property. For the Committee's benefit each half of the semi-detached dwelling will contain a secondary dwelling unit in the basement.

We have applied, in 2023, for the severance of the property in front of your Committee. We got approved on May-12-2023, under the file number: D08-01-23/B-00052. But we couldn't satisfy the conditions in time, due to health problem in their family, and the time has laps. Therefore, here we are again applying one more time, with unchanged plans, hoping for your generous approval.

Once the semi-detached dwelling is complete it is their intention to sever the property in order to create separate ownership for each of the dwelling units. we have submitted all the required documentation and look forward to Committee's approval of our application at your earliest convenience.

Sincerely,

Elie Ghossein

Royal SMS Construction Inc

819-592-5923

Ottawa, This 10-03-2025