



**rasmussen  
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March 12, 2025

Sent by courier

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Committee of Adjustment  
101 Centrepointhe Drive, 4th Floor  
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**Committee of Adjustment**

Received | Reçu le

**2025-03-17**

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

Dear Sir or Madam,

Re: Severance application- 200 Durocher Inc.  
Property: 158 Deschamps Avenue, 200 Durocher Street and 210-212 Durocher Street.  
Our file no.:48460

We are the solicitors for 200 Durocher Inc., the registered owner of 158 Deschamps Avenue, 200 Durocher Street and 210-212 Durocher Street. Title to these properties had merged in the past, due to common ownership, pursuant to the provisions of the Planning Act. Our client now wishes to sever the parcels back into their original state. Accordingly, please find enclosed 2 cheques to cover fees and our client's application to sever 158 Deschamps Avenue, resulting in retained lands that comprise 200 Durocher Street and 210-212 Durocher Street and a second application to sever 200 Durocher Street, with request for certificate for retained land at 210-212 Durocher Street.

Also enclosed, please find the draft reference plan and e-mail correspondence with Nancy Young, City Infill Forester. The draft reference plan identifies a garage structure on the parcel that comprises 200 Durocher Street. My client will be demolishing the garage, at which time I will seek a revised draft plan. Once the garage is demolished, I believe that there will not be any requirement for easements, rights-of-way or JUMOA as between the three resulting parcels of land.

Please advise if you have any questions or require anything further in order to commence the severance applications and schedule a hearing before the Committee of Adjustment.

Yours truly,

Rasmussen Starr Ruddy LLP

Mitchell Andrew Leitman

ML:ab  
Enclosed

CC Client