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November 26, 2025

City of Ottawa
Committee of Adjustments
101 Centrepointhe Drive, 4th Floor
Ottawa, ON
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Committee of Adjustment
Received | Reçu le

2025-12-16

City of Ottawa | Ville d'Ottawa
Comité de dérogation

Re: Consent/Severance Application
99 Fieldrow Street, Ottawa
Our File No.: 2501722

We are the solicitors acting on behalf of Filippo Gagliardi and Antonietta Adamantino (the "Owner"), the registered owner of 99 Fieldrow Street, Ottawa, being PINs 04659-0062 (LT) and 04659-0047 (LT) (the "Subject Property"). regarding severance of the above referenced property.

PIN:	Legal Description:
04659-0062 (LT)	PT LT 32, CON 1 RIDEAU FRONT , PARCEL 233 , PART 1 , 4R8708 ; NEPEAN
04659-0047 (LT)	PT LT 32, CON 1 RIDEAU FRONT , PARCEL 221 , AS IN CR334217 ; NEPEAN

We are submitting this application for consent to sever as these two properties have merged and our client wishes to re-establish separate lot lines to where they were originally.

Please be advised that relevant zoning and planning provisions of section 51(24) of the *Planning Act* (the "Act") support our client's proposed severance as detailed in the application materials, and in particular, the following criteria can be noted in relation to the subject applications:

51(24) In considering a draft plan of subdivision, regard shall be had, among other matters, to the health, safety, convenience, accessibility for persons with disabilities and welfare of the present and future inhabitants of the municipality and to,

(a) the effect of development of the proposed subdivision on matters of provincial interest as referred to in section 2;

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Section 2 of the Act provides that one of the Provincial interests is *"the adequate provision of a full range of housing"*.

Please find enclosed the following:

1. Application
2. Confirmation that no tree report is required
3. Reference Plans
4. Parcel Abstract for both the severed and retained lands
5. Application Fee

We request that a receipt for payment be emailed to the undersigned at daniella.sicoli-zupo@mannlawyers.com

Yours very truly,

Mann Lawyers LLP

A handwritten signature in black ink, appearing to read 'D. Zupo', written over the printed name.

Daniella Sicoli-Zupo

DSZ:lc