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November 28th, 2025

Committee of Adjustment
Received | Reçu le

Revised | Modifié le : 2025-12-03

City of Ottawa | Ville d'Ottawa
Comité de dérogation

Re: Application for 2-Lot Severance (previously adjourned D08-01-21/B-00433 & 00434)

Dear Committee of Adjustment,

I am submitting a new application for severance to create two lots from the property located at 2535 Munster Road.

An earlier severance application was adjourned primarily due to delays in follow-up from a former agent, who had indicated that the City was not operational due to COVID-19. Consequently, the zoning of part of the property was changed to Agricultural, rendering one of the lots ineligible for severance. The agent later proposed two new lots; however, that application was adjourned due to the failure to provide the Mineral Resources Impact Assessment (MRIA) requirements in a timely manner.

This proposal supports the orderly growth of the community and complies with the City of Ottawa's Official Plan and zoning requirements. Each lot will be serviced by a private water well and septic system, with road access benefiting from existing and recently improved ditch infrastructure to ensure proper drainage.

A Noise Feasibility Study (NFS) and Mineral Resource Impact Assessment (MRIA) have been completed, confirming no significant concerns.

The enclosed documentation, including the studies, the Survey for Lot #1, and site sketches, demonstrates compliance with the Planning Act criteria and supports approval of this application. The survey for Lot #2 will be prepared as soon as possible, and the dimensions and size of Lot #2 will be identical to those of the surveyed Lot #1.

Thank you for your time and consideration. I look forward to working collaboratively with City planning staff to ensure a smooth and efficient review process. I am available to provide any further information or clarification as needed.

Yours sincerely,
Hasan Ahangaran