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City of Ottawa  
Committee of Adjustment  
101 Centrepointe Drive, 4<sup>th</sup> Floor  
Ottawa, Ontario K2G 5K7

November 25<sup>th</sup>, 2025

Dear Committee of Adjustment,

Committee of Adjustment

NOV 28 2025

City of Ottawa

I am writing on behalf of my clients, Faouzi Xavier Chaaban and Yang Yang, the owners of the property located at 269 Emond Street and 271 Emond Street, to request consent under Section 53 of the Ontario *Planning Act* to maintain the existing part lots as separate parcels. The titles merged when they came under common ownership in October 2020.

The purpose of this request is to allow each parcel to remain distinct for financing and operational reasons. Specifically, my client intends to:

- Secure two separate mortgages, one for each parcel;~
- Maintain independent rental operations on each property; and
- Be able to sell one property while retaining the other property.


This approach facilitates orderly development in accordance with the City of Ottawa's Official Plan and Zoning By-law. Although the semi-detached building is situated across both parcels, each lot is fully serviced with independent municipal connections for water, sanitary, and storm systems. No additional shared infrastructure extends beyond the common building structure. It has always been two separate properties until the technical merger pursuant to the *Planning Act*.

We believe this consent aligns with the criteria under Section 51(24) of the *Planning Act*, ensuring suitability of the land, compliance with zoning, and no adverse impact on municipal services or the surrounding community.

Please advise on any additional documentation or conditions required to proceed with this application. We are prepared to submit all necessary plans and reports promptly.

Thank you for your consideration. Should you require further information, please do not hesitate to contact me or my articling student, Nataylia Hughes-Mitchell.

Sincerely,  
**RIOPELLE GROUP PROFESSIONAL CORPORATION**

  
**Robert Riopelle**  
RMR:nhm

Encls.