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**MIROCA DESIGN INCORPORATED**  
EST. SINCE 1986

March 1<sup>st</sup> 2023

**Committee of Adjustment**

City of Ottawa

101 CentrepoinTE Drive,  
Ottawa, Ontario K2G 5K7

Attention: **Mr. Michel Bellemare**  
Secretary Treasurer  
And Committee Members

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**Committee of Adjustment**  
Received | Reçu le

**Revised | Modifié le : 2023-03-23**

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

Re: **Application for Consent to sever and Minor Variance for lands at 1427- 1429 Bellamy Street, Ottawa, ON.**  
Lot 74  
Registered Plan 451233  
Ward 16, Community Name River  
Zoning R2F  
By-law 2008-250

Dear Mr. Bellemare,

Mrs. Nunziata Barbera is making this above application and I, Michael Segreto (Miroca Design Inc.), am acting as their agent.

At the February 15<sup>th</sup> 2023 Hearing it was discovered that an additional Variance is required for the lot width and lot area. Therefor we are filing Minor Variance for:

Part 1-21427 Bellamy Street:

- a) To allow a reduced lot width of 7.61 metres, whereas the By-Law requires a minimum lot width of 9.0 metres.
- b) To allow a reduced lot area of 232.8 square metres, whereas the By-Law requires a minimum lot area pf 270 square metres.

Part 3-41429 Bellamy Street:

- c) To allow a reduced lot width of 7.63 metres, whereas the By-Law requires a minimum lot width of 9.0 metres.
- d) To allow a reduced lot area of 232.2 square metres, whereas the By-Law requires a minimum lot area of 270 square metres.

Purpose of the Application

The owner would like to subdivide her property into two separate parcels of land to establish ownership of each half of the existing semi-detached dwelling.

In order to do so, the owner requires the consent of the committee for conveyances, and a joint use/maintenance agreement. The property is shown as parts 1&2 at #609 Mututal and Parts 3&4 at #1429 Bellamy on the draft 4R-Plan filed with the application.

The separate parcels will be as follows:

<b>Frontage:</b>	<b>Depth:</b>	<b>Area:</b>	<b>Part No.</b>	<b>Municipal Address:</b>
7.61m	30.48m	232.8m <sup>2</sup>	1 & 2	# 1427 Bellamy
7.63m	30.48m	232.2m <sup>2</sup>	3 & 4	# 1429 Bellamy

Regards,

Michael Segreto  
Miroca Design Consulting Services Inc.