



30 CONCOURSE GATE
UNIT 47
OTTAWA, ONTARIO
K2E 7V7

TEL: 613-274-2653
FAX: 613-274-7085
CONTACT@MIROCADESIGN.COM
WWW.MIROCADESIGN.COM

MIROCA DESIGN INCORPORATED
EST. SINCE 1986

Date: 08-21-2023

Committee of Adjustment

City of Ottawa

101 Centrepointe Drive

Ottawa, Ontario K2G 5K7

This document is presented in the language it was provided.
Ce document est présenté dans la langue dans laquelle il a été fourni.

ATTENTION: Mr. Michel Bellemare

Secretary Treasurer

And Committee Members

Re: Application for consent

271 Queen Mary Street

Registered Plan 342, Lot 15 and Part of lots 516 & 518

Ward 13, Rideau-Rockcliffe

Zoning R4UC. Zoning By-law 2008-250

Committee of Adjustment

Received | Reçu le

2023-08-22

City of Ottawa | Ville d'Ottawa

Comité de dérogation

Ms. Alana Spadaccini has retained Miroca Design Consulting Services Inc. to act as agent on her behalf for the preparation of Consent Applications for their lands known municipally as 271 Queen Mary Street, Ottawa, Ontario.

Purpose of the Application

The owners would like to demolish the existing building and subdivide the property into two separate parcels of land in order to establish separate ownership for a proposed two-storey semi-detached dwelling, presently under construction. No minor variances will be required.

Consent is required for the following:

In order to proceed, the owner requires Consent of the Committee for Conveyances. The property is shown as Parts 1 & 2 on a Draft 4R Plan filed with the application.

The separate parcels will be as followed:

Part No.	Frontage	Depth	Area	Municipal Address
1	7.62 m	25.89 m	197 m2	# Queen Mary Street
2	7.62 m	25.89 m	197 m2	# Queen Mary Street

Regards,
Michael Segreto

Date: August 21st 2023