

VINCENT DAGENAIS GIBSON

LAWYERS · AVOCATS

SINCE · DEPUIS 1897

November 25, 2024

CITY OF OTTAWA
c/o COMMITTEE OF ADJUSTMENT
110 LAURIER AVENUE
OTTAWA, ONTARIO, K1P1J1

Committee of Adjustment
Received | Reçu le

2024-12-02

City of Ottawa | Ville d'Ottawa
Comité de dérogation

To whom it may concern,

**RE: Consent/Severance Application
Severance of two properties who merged by inadvertence.
Being 328 Mackay Street in Ottawa & 330 Mackay Street in Ottawa**

On the 24th day of September 1996, Manuel Cardoso and his spouse Gloria Cardoso bought the property to be severed. The property is municipally known as 328 Mackay Street in Ottawa but is also known as 100 Ivy in Ottawa. It is shown as **part 0185** on the PROPERTY INDEX PLAN herein attached. It is located on the corner of MacKay Street and Ivy Street in Ottawa.

The house on the property is a detached single-family residence completely detached and separated from all neighbours including and more particularly to 330 Mackay Street.

On the 2nd day of December 1997, Manuel Cardoso and Gloria Cardoso bought the property municipally known as 330 Mackay Street in Ottawa, a property adjacent to their property. This property 330 Mackay Street, shown as **part 0186** on PROPERTY INDEX PLAN herein attached.

The properties, 328 Mackay Street (to be severed) and 330 Mackay Street only share a common lot line. They do not share right of ways or are not subject to right of ways between each other.

As an unfortunate result of the Planning Act, the two properties (328 Mackay Street shown as part 0185 and 330 Mackay Street shown as part 0186 on PROPERTY INDEX MAP) have merged.

Manuel Cardoso passed away on the 10th day of October 2014 and 328 Mackay was transferred by right of survivorship to Gloria Cardoso on the 14th of December 2024.

Gloria Cardoso passed away on the 3rd day of March 2023.

Julia Cardoso was appointed Executrix and Estate Trustee pursuant to a Certificate of Appointment of Estate Trustee with a will issued on June 20, 2023, in Ottawa Court file number 2023-48231 Estate Trustee. Copy of the Certificate of Appointment and of the Death Certificate for both Manuel Cardoso and Gloria Cardoso.

Julia Cardoso is the executrix and sole beneficiary of the estate of her mother Gloria Cardoso who is the registered owner of 328 Mackay Street as per the attached parcel register.

I Pierre Dagenais solicitor hereby certify that 328 Macky Street is the property of Julia Cardoso and that Julia Cardoso is the rightful owner of 328 Mackay Street.

She has inherited the said property from her mother as per the last Will of Gloria Cardoso that was probated on June 20, 2023. The property can only be transferred to her name once the consent for severance is approved.

I SUBMIT THIS STATEMENT OF FACT IN SUPPORT OF THE APPLICATION FOR
CONSENT AND SEVERANCE.



PIERRE DAGENAIS Solicitor