

CONSENT APPLICATIONS
Under Section 53 of the *Planning Act*

To be held on Wednesday, February 1, 2017, starting at 6:30 p.m.
Ben Franklin Place, The Chamber, Main Floor, 101 Centrepointe Drive

File Nos.: D08-01-16/B-00444 & D08-01-16/B-00445
Owner(s): Greg Statler
Location: 514 Manor Avenue, (233) Hillcrest Road
Ward: 13 - Rideau-Rockcliffe
Legal Description: Block 47, Reg. Plan 4M-22
Zoning: R1BB [1258]
Zoning By-law: 2008-250

PURPOSE OF THE APPLICATIONS:

The owner wants to subdivide his property into two separate parcels of land. The existing dwelling is to remain on one parcel and it is proposed to construct a detached dwelling on the other parcel.

CONSENT IS REQUIRED FOR THE FOLLOWING:

In order to do this, the Owner requires the Consent of the Committee for Conveyances. The property is shown as Parts 1 & 2 on a Draft 4R-Plan filed with the applications and the separate parcels will be as follows:

File No.	Frontage	Depth	Area	Part No.	Municipal Address
B-00444	30.48 m Manor Ave, 30.49 m Hillcrest Rd.	30.49 m	932.07 m ²	1	514 Manor Ave., existing dwelling
B-00445	30.47 m Hillcrest Rd.	30.66 m (Irregular)	937. 26 m ²	2	233 Hillcrest Rd., vacant parcel

Approval of these applications will have the effect of creating two separate parcels of land. Both parcels as well as the proposed development on these parcels will not be in conformity with the requirements of the Zoning By-law and therefore, Minor Variance Applications (D08-02-16/A-00405 & D08-02-16/A-00406) have been filed and will be heard concurrently with these applications

