

CONSENT APPLICATIONS
Under Section 53 of the *Planning Act*

To be held on Wednesday, April 5, 2017, starting at 6:30 p.m.
Ben Franklin Place, The Chamber, Main Floor, 101 CentrepoinTE Drive

File Nos.: D08-01-17/B-00029 & D08-01-17/B-00051
Owner(s): Nelson House of Ottawa-Carleton (Under Agreement of Purchase and Sale)
Location: 41, (45) Beaver Ridge at Capilano Drive
Ward: 9-Knoxdale-Merivale
Legal Description: Part of Lot 34, Conc."A" (Rideau Front)
Zoning: R1F[631] HE
Zoning By-law: 2008-250

PURPOSE OF THE APPLICATIONS:

The Owner wants to subdivide its property into two separate parcels of land. The existing dwelling is to remain on one parcel and it is proposed to construct a new two-storey 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 to 9 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-00029	44.88 m (Beaver Ridge) 62.84 m (Capilano Dr.)	Irregular	3258.8 m ²	4, 5, 6, 7, 8 & 9	45 Beaver Ridge, proposed dwelling
B-00051	43.84 m (Beaver Ridge)	Irregular	2796.7 m ²	1, 2, & 3	41 Beaver Ridge at Capilano Dr., Existing dwelling

It is proposed to relocate the current use from the existing dwelling into the proposed new dwelling.

Approval of these applications will have the effect of creating two separate parcels of land. The parcel containing the existing dwelling will not be in conformity with the requirements of the Zoning By-law and therefore Minor Variance Application (D08-02-17/A-00033) has been filed and will be heard concurrently with these applications.

It is proposed to establish an easement over Parts 8 & 9 for an existing water services for the benefit of Parts 1, 2 & 3

The application also indicates that Parts 3, 7 & 8 are the subject of an existing easement as set out in Inst. CR452814.