

**COMMITTEE OF ADJUSTMENT
NOTICE OF PUBLIC HEARING**

**CONSENT APPLICATIONS
Under Section 53 of the *Planning Act***

**To be held on Wednesday, May 3, 2017, starting at 1:00 p.m.
Ben Franklin Place, The Chamber, Main Floor, 101 Centrepointe Drive**

File No.: D08-01-17/B-00084 & D08-01-17/B-00085
Owner(s): Vincent Della Zazzera
Location: (20) 22 Stevens Avenue
Ward: 13 - Rideau-Rockcliffe
Legal Description: Lot 20 & Part of Lot 21, Registered Plan 399
Zoning: R4N
Zoning By-law: 2008-250

PURPOSE OF THE APPLICATIONS:

The Owner wants to demolish the existing dwelling and subdivide the property into two separate parcels of land in order to create separate ownerships for two proposed three-storey, three-unit dwellings, with one dwelling on each of the newly created parcels.

CONSENT IS REQUIRED FOR THE FOLLOWING:

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

File no.	Frontage	Depth	Area	Parts	Municipal Address
B-00084	11.43 m	30.48 m	348 sq.m	1 & 2	20 Stevens Avenue
B-00085	11.43 m	30.48 m	348 sq. m	3 & 4	22 Stevens Avenue

It is proposed to create a right-of-way over Part 2 for the benefit of the Owners of Parts 3 & 4 for the purpose of vehicular and pedestrian access, as well as a right-of-way over Part 3 for the benefit of the Owners of Parts 1 & 2 for the purpose of vehicular and pedestrian access.

The proposed dwellings and the proposed parcels will not be in conformity with the requirements of the Zoning By-law and therefore Applications for Minor Variance (D08-02-17/A-00088 & D08-02-17/A-00089) have been filed and will be heard concurrently with these applications.