

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

**To be held on Wednesday, June 7, 2017, starting at 6:30 p.m.**  
**Ben Franklin Place, The Chamber, Main Floor, 101 Centrepointe Drive**

**File Nos.:** D08-01-17/B-00117 & D08-01-17/B-00118  
**Owner(s):** Peter & Elizabeth Baines  
**Location:** 2091, 2093 Cabot Street  
**Ward:** 18 - Alta Vista  
**Legal Description:** Lot 24 and Part of Lot 23, Reg. plan 740 and Part of Lots 17 & 18, Junction Gore  
**Zoning:** R2F[1417]  
**Zoning By-law:** 2008-250

**PURPOSE OF THE APPLICATIONS:**

At its Hearing on April 19, the Committee refused Consent Applications D08-01-17/B-00061 and D08-01-17/B-00062 and Minor Variance Applications D08-02-17/A-00064 and D08-02-17/A-00078 pertaining to this property. The Owners have now filed new applications and want to proceed to subdivide the property into two separate parcels of land in order to establish separate ownerships for each half of the existing semi-detached dwelling.

**CONSENT IS REQUIRED FOR THE FOLLOWING:**

In order to do this, the Owners require the Consent of the Committee for Conveyances, a Grant of Easement/Right-of-Way and a Joint-Use/Maintenance Agreement. The property is shown as Parts 1 to 15 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-00061	18.84 m	32.78 m	554.60 m <sup>2</sup>	1 to 7, 12 & 13	2093 Cabot St., one unit
B-00062	15.75 m	35.37 m	555.3 m <sup>2</sup>	8 to 11, 14 & 15	2091 Cabot St., one unit

Approval of these applications will have the effect of creating two separate parcels of land. The existing garage at 2093 Cabot Street will not be in conformity with the requirements of the Zoning By-law and therefore, Minor Variance Application D08-02-17/A-00114 will be heard concurrently with these applications.

The applications indicate that it is proposed to grant an easement/right-of-way over Parts 2 and 3 on the Draft Plan in favour of the owner of 2091 Cabot Street for pedestrian and vehicular access to the laneway and half of the two-car garage located on the property.

The applications further indicate that the property is subject to the following easements:

Part No.	Encumbrance	Instrument No.	Description
Parts 4, 6, 9, 13 & 14 on the Draft Reference Plan	Easement	OT40052 being Part 3 on Plan 4R-13047	In favour of Hydro Electric Commission, Bell Telephone and Corporation of the City of Ottawa (sewers)
Parts 7 & 8, on the Draft Reference Plan	Easement	LT1214873 being Part 1 on Plan 4R-13715	In favour of the Regional Municipality of Ottawa-Carleton for the purpose of utilities, tie backs and lateral support for the adjacent transit way.
Parts 12, 13, 14 & 15 on the Draft Reference Plan	Easement	LT1100322 being Parts 2 & 4 on Plan 4R-13047	In favour of the Regional Municipality of Ottawa-Carleton