

CONSENT APPLICATION
Under Section 53 of the *Planning Act*

To be held on Wednesday, July 19, 2017, starting at 1:00 p.m.
Ben Franklin Place, The Chamber, Main Floor, 101 Centrepointe Drive

File No.: D08-01-17/B-00179
Owner(s): Marie Cayer-Fleck
Location: 711 Hemlock Road & (83) Birch Avenue
Ward: 13 - Rideau-Rockcliffe
Legal Description: Lot 444 & Part Lot 445, Reg. Plan 4M-89
Zoning: R1K
Zoning By-law: 2008-250

PURPOSE OF THE APPLICATION:

The Owner wants to demolish the existing detached dwelling and subdivide the property into two separate parcels of land. It is proposed to construct two, two-storey detached dwellings, with one dwelling on each of the proposed new parcels.

CONSENT IS REQUIRED FOR THE FOLLOWING:

In order to do this, the Owner requires the Consent of the Committee for a Conveyance.

The severed land is shown as Part 3 on a Draft 4R-Plan filed with the application, and will have a frontage of 18.16 metres on Birch Avenue, a depth of 30.48 metres (along Hemlock Road) and will contain an area of 549.1 square metres. This parcel will contain a proposed two-storey detached dwelling and will be known municipally as 711 Hemlock Road.

The retained land, shown as Parts 1 & 2 on said plan, will have a frontage of 17.2 metres on Birch Avenue, a depth of 30.48 metres and will contain an area of 524 square metres. This parcel will contain a proposed two-storey detached dwelling and will be known municipally as 83 Birch Avenue.

Part 2 would appear to be an existing Hydro Ottawa easement.

One of the proposed parcels of land (Parts 1 & 2 – 83 Birch Ave.) will not be in conformity with the requirements of the Zoning By-law and therefore, an Application for Minor Variance (D08-02-17/A-00162) has been filed and will be heard concurrently with this application.