

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-00185
Owner(s): Alliance Française de la Région de la capitale nationale du Canada
Location: 352 MacLaren Street
Ward: 14 - Somerset
Legal Description: Part of Lots 39 and 40, Registered Plan 15558
Zoning: GM
Zoning By-law: 2008-250

PURPOSE OF THE APPLICATION:

The Owner wants to establish an easement/right-of-way over a portion of its property in favour of the Owner of the abutting property to the west (356 MacLaren Street). A similar application has been filed by the property owner of 356 MacLaren Street to create a shared easement/right-of-way.

CONSENT IS REQUIRED FOR THE FOLLOWING:

In order to do this, the Owner requires the Consent of the Committee for a Grant of Easement/Right-of-Way and a Joint-Use and Maintenance Agreement.

The total ownership is shown on a Draft 4R-Plan filed with the application and has a frontage of 12.74 metres on MacLaren Street, a depth of 33.23 metres and contains an area of 423.5 square metres. This parcel contains the existing building, known municipally as 352 MacLaren Street.

The subject easement is shown as Part 2 on the Draft 4R-Plan, and will have a frontage of 0.95 metres on MacLaren Street, a depth of 33.23 metres and will contain an area of 31.6 square metres. This easement will be for the benefit of the abutting property to the west known municipally as 356 MacLaren Street.

The proposed addition to the existing building will not be in conformity with the requirements of the Zoning By-law and therefore, an Application for Minor Variances and Permission (D08-02-17/A-00075) has been filed and will be heard concurrently with this application.