

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

**To be held on Wednesday, February 21, 2018, starting at 1:00 p.m.**  
**Ben Franklin Place, The Chamber, Main Floor, 101 Centrepointe Drive**

**File Nos.:** D08-01-17/B-00431 & D08-01-17/B-00432  
**Owner(s):** Magenta Mortgage Corp.  
**Location:** 68, (66) Prince Albert Street  
**Ward:** 13 - Rideau-Rockcliffe  
**Legal Description:** Lots 212 & 213, Reg. Plan 341  
**Zoning:** R3M  
**Zoning By-law:** 2008-250

**PURPOSE OF THE APPLICATIONS:**

In 2015, the Committee of Adjustment approved applications to subdivide these lands, however the applications were not completed within the statutory timelines and the Owner is now re-applying.

The Owner wants to subdivide its property into two separate parcels of land. The existing two-and-a-half storey detached dwelling known municipally as 68 Prince Albert Street is to remain, and it is proposed to construct a new two-storey dwelling to be attached to the west of the existing dwelling, resulting in a semi-detached dwelling, with one unit 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 Conveyances, Grant of Easement/Right-of-Way and a Joint Use and Maintenance Agreement. 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-00431	8.52 m	28.74 m	243.4 sq. m.	1 to 3	66 Prince Albert Street (proposed dwelling)
B-00432	6.73 m	28.74 m	194.8 sq. m.	4	68 Prince Albert Street (existing dwelling)

It is proposed to create an easement over Part 3 for the benefit of the owner of Part 4 for an automobile parking space.

It is proposed to establish a right-of-way over Part 1 for the benefit of the owner of Part 4 for access to the rear yard.

**THE APPLICATIONS** indicate that the Property is not the subject of any other current applications under the *Planning Act*.