

CONSENT APPLICATION
Under Section 53 of the *Planning Act*

To be held on Wednesday, July 4, 2018, starting at 6:30 p.m.
Ben Franklin Place, The Chamber, Main Floor, 101 CentrepoinTE Drive

File No.: D08-01-18/B-00211
Owner(s): Neoteric Developments 2.0 Inc.
Location: 963, (965) Mooney Avenue
Ward: 7 - Bay
Legal Description: Lot 16, Reg. Plan 300416
Zoning: R1GG
Zoning By-law: 2008-250

PURPOSE OF THE APPLICATION:

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

CONSENT IS REQUIRED FOR THE FOLLOWING:

In order to do this, the Owner requires the Consent of the Committee for a Conveyance. The land to be severed, shown as Parts 2 and 4 on a Draft 4R-Plan filed with the application, will have a frontage of 21.4 metres on Mooney Avenue, an irregular depth of 32.49 metres and will contain an area of 717.4 square metres. This parcel will contain a proposed detached dwelling, to be known municipally as 965 Mooney Avenue.

The land to be retained, shown as Parts 1 and 3 on said plan, will have a frontage of 18.0 metres on Mooney Avenue, an irregular depth of 29.24 metres and will contain an area of 577.9 square metres. This parcel will contain the other proposed detached dwelling, to be known municipally as 963 Mooney Avenue.

It appears that Parts 3 and 4 on the Draft 4R-Plan are an existing easement for Hydro Ottawa as in Inst. No. CR300417.

Approval of this application will have the effect of creating two separate parcels of land. One of the proposed parcels (Parts 1 and 3 - 963 Mooney Avenue) will not be in conformity with the requirements of the Zoning By-law and therefore, an Application for Minor Variance (D08-02-18/A-00200) has been filed and will be heard concurrently with this application.