

COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

CONSENT APPLICATIONS Under Section 53 of the *Planning Act*

To be held on Wednesday, November 21, 2018, starting at 6:30 p.m.
Ben Franklin Place, The Chamber, Main Floor, 101 CentrepoinTE Drive

File Nos.: D08-01-18/B-00376 & D08-01-18/B-00377
Owner(s): Francesca Marinelli
Location: 1943 Prince of Wales Drive
Ward: 9 - Knoxdale - Merivale
Legal Description: Lot 18 Reg Plan 419
Zoning: R2M (641)
Zoning By-law: 2008-250

PURPOSE OF THE APPLICATIONS:

The Owner wants to subdivide the property into three separate parcels of land. One parcel is proposed to contain a detached dwelling and the other parcels are proposed to contain new semi-detached dwellings. The existing detached dwelling and workshop will be demolished.

CONSENT IS REQUIRED FOR THE FOLLOWING:

In order to do this, the Owner requires the Consent of the Committee for Conveyances. The property is shown as Pars 1, 2 & 3 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-00376	16.69 m	33.56 m	560.11 m ²	1	2A Rideau Shore Court, proposed semi-detached dwelling
B-00377	15.39 m	33.53 m	560.02 m ²	2	2B Rideau Shore Court., proposed semi-detached dwelling

The lands to be retained, as shown as Part 3 on a Draft 4R-Plan filed with the application, will have a frontage of 15.48 metres on Rideau Shore Court, a depth of

33.56 metres and will contain a lot area of 2552.8 square metres, and will contain a proposed detached dwelling know municipally as 2C Rideau Shore Court.

Approval of these applications will have the effect of creating three separate parcels of land. The location of the proposed detached dwelling and one of the proposed semi-detached dwellings will not be in conformity with the requirement of the Zoning By-law and therefore, Minor Variance Applications D08-02-18/A-00366 and D08-02-18/A-00367 have been filed and will be heard concurrently with these applications.