

CONSENT APPLICATIONS
Under Section 53 of the *Planning Act*

To be held on Wednesday, January 16, 2019, starting at 6:30 p.m.
Ben Franklin Place, The Chamber, Main Floor, 101 Centrepointe Drive

File Nos.: D08-01-18/B-00399 & D08-01-18/B-00417
Owner(s): Emparrador Corporation
Location: 885 Décoeur Drive, (2380) Tenth Line Road
Ward: 19 - Cumberland
Legal Description: Block 173, Reg. Plan 4M-1526, City of Ottawa
Zoning: GM (950)
Zoning By-law: 2008-250

PURPOSE OF THE APPLICATIONS:

The Owner wants to subdivide its property into two separate parcels of land. The severed parcel (located on the north-west corner of Décoeur Drive and Tenth Line Road) will contain a proposed automatic car wash and the retained parcel will remain vacant.

CONSENT IS REQUIRED FOR THE FOLLOWING:

In order to do this, the Owner requires the Consent of the Committee for a Conveyance and Grants of Easement/Rights-of-Way. The property is shown as Parts 1, 2, 5 and 6 on a Draft 4R-Plan and Block 173 on Plan 4M-1526 and the separate parcels will be as follows:

File No.	Frontage	Depth	Area	Part No.	Municipal Address
B-00399	62.49 m Tenth Line Rd. 93.26 m on Décoeur Dr.,	97.71 m	5,880.41 m ²	1, 2 & 5	2380 Tenth Line Road (proposed car wash)

It is proposed to grant an easement/right-of-way over Part 5 for shared access in favour of the owner of Block 173, Registered Plan 4M-1526 and Part 6 on the Draft 4R-Plan filed, 885 Décoeur Drive. It is also proposed to establish a reciprocal easement over the retained lands, for shared access, in favour of Parts 1, 2 and 5 on the Draft 4R-Plan, as follows

File No.	Frontage	Depth	Area	Part No.	Municipal Address
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B-00417	13.02 m	57.53 m	752.6 m2	6	885 Décoeur Dr., easement/right-of- way
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The lands to be retained, shown as Block 173 on Plan 4M-1526 and Part 6 on the Draft 4R-Plan less Parts 1, 2 and 5 on the Draft 4R-Plan, will have frontages of 71.27 metres on Décoeur Drive, 159.46 metres on Tenth Line Road and 91.48 metres on Brian Coburn Boulevard, and will contain an area of 36,766.5 square metres. This parcel is vacant and will be known municipally as 885 Décoeur Drive.

The property is subject to existing easements over Part 1 on Plan 4R-28698 as set out in Inst. Nos. OC1676424 and OC1676425 in favour of Rogers Communications and Bell Canada respectively.

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