

CONSENT APPLICATIONS
Under Section 53 of the *Planning Act*

To be held on Wednesday, January 16, 2019, starting at 9:00 a.m.
Ben Franklin Place, The Chamber, Main Floor, 101 Centrepointe Drive

File Nos.: D08-01-18/B-00408 & D08-01-18/B-00409
Owner(s): Invecta Development (Ottawa) Corporation
Location: 1610, 1622 Roger Stevens Drive
Ward: 21 - Rideau-Goulbourn
Legal Description: Part of Lot 21, Concession 1
Zoning: RC2
Zoning By-law: 2008-250

PURPOSE OF THE APPLICATIONS:

The Owner wants to demolish the existing dwelling and redevelop the property by constructing a new one-storey retail gas bar/convenience store with a food partner and a drive-thru. The Owner proposes to establish a shared access with the adjacent property.

CONSENT IS REQUIRED FOR THE FOLLOWING:

In order to do this, the Owner requires the Consent of the Committee for Grants of Easement/Rights-of-Way and a Joint-Use and Maintenance Agreement. The property is shown as Parts 1 and 2 on a Draft 4R-Plan, Part 1 on Plan 5R-4485 and Part 2 on Plan 5R-3762 filed with the applications and the easements/rights-of-way will be as follows:

File No.	Frontage	Depth	Area	Part No.	Municipal address
B-00408 (1610 Roger Stevens Drive)	6 m	20.6 m	123.6 m ²	2 on Draft 4R-Plan	Grant of easement/right-of- way in favour of 1622 Roger Stevens Dr. for shared access from Roger Stevens Drive

The unencumbered lands, Shown as Part 2 on Plan 5R-3762 less Part 2 on the Draft 4R-Plan, will have 64.1 metres on Roger Stevens Drive, a depth of 58.92 metres and will contain an area of 3,776.7 square metres. This parcel contains the existing Tubman Funeral Home known as 1610 Roger Stevens Drive.

File No.	Frontage	Depth	Area	Part No.	Municipal address
----------	----------	-------	------	----------	-------------------

B-00409 (1622 Roger Stevens Drive)	8 m	20.6 m	164.8 m ²	1 On Draft 4R-Plan	Grant of easement/right-of- way in favour of 1610 Roger Stevens Dr. for shared access from Roger Stevens Drive
--	-----	--------	----------------------	--------------------------	--

The unencumbered lands, shown as Part 1 on Plan 5R-4485 less Part 1 on the Draft 4R-Plan, will have frontage of 62.1 metres on Roger Stevens Drive, a depth of 58.92 metres and will contain an area of 3,658.9 square metres. This parcel will contain the proposed gas bar/convenience store and food partner with a drive-thru and will be known municipally as 1622 Roger Stevens Drive.

Approval of these applications will have the effect of creating easements/rights-of-way for mutual access to the most easterly entrance with the adjacent property owner. The parcel containing the proposed gas bar/convenience store will not be in conformity with the requirements of the Zoning By-law and therefore, Minor Variance Application D08-02-18/A-00403 has been filed and will be heard concurrently with these applications.