

CONSENT APPLICATIONS
Under Section 53 of the *Planning Act*

To be held on Wednesday, September 18, 2019, starting at 1:00 p.m.
Ben Franklin Place, The Chamber, Main Floor, 101 Centrepointe Drive

File Nos.: D08-01-19/B-00264 & D08-01-19/B-00265
Owner(s): Sam Falsetto
Location: 227, (229) Royal Avenue
Ward: 15 - Kitchissippi
Legal Description: Lot 324, Registered Plan 4M-28
Zoning: R3E
Zoning By-law: 2008-250

PURPOSE OF THE APPLICATIONS:

The Owner wants to demolish his existing detached dwelling and subdivide the property into two separate parcels of land. It is proposed to construct of a new two-storey semi-detached dwelling, with one dwelling 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.

The Property is shown as Parts 1 to 4 on the 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-00264	7.6 m	30.48 m	232.2 m ²	1 & 3	227 Royal Ave., one unit
B-00265	7.6 m	30.48 m	232.2 m ²	2 & 4	229 Royal Ave., one unit

It is proposed to grant an easement/right-of-way over Parts 1 & 2 in favour of Hydro Ottawa.

Approval of these applications will have the effect of creating two separate parcels of land. Neither of the parcels nor the proposed development on the parcels will be in conformity with the requirements of the Zoning By-law and therefore, Minor Variance Applications D08-02-19/A-00263 and D08-02-19/A-00264 have been filed and will be heard concurrently with these applications.