

CONSENT APPLICATIONS
Under Section 53 of the *Planning Act*

To be held on Wednesday, November 20, 2019, starting at 1:00 p.m.
Ben Franklin Place, The Chamber, Main Floor, 101 Centrepointe Drive

File Nos.: D08-01-19/B-00331 & D08-01-19/B-00332
Owner(s): Bryden Ferrato and Nicholas Falardeau
Location: 250 & 252 Bolton Street
Ward: 12 - Rideau-Vanier
Legal Description: Part Lot 22 (South Bolton St.), Reg. Plan 3
Zoning: R4S
Zoning By-law: 2008-250

PURPOSE OF THE APPLICATIONS:

The Owners want to subdivide their property into two separate parcels. It is proposed to renovate the existing two-storey semi-detached dwelling and construct two secondary dwelling units, with one secondary dwelling unit in each dwelling, for a total of four separate dwelling units.

CONSENT IS REQUIRED FOR THE FOLLOWING:

In order to do this, the Owners require the Consent of the Committee for Conveyances and Grants of Easements/Rights-of-Ways. The property is shown as Parts 1 to 6 on a Draft 4R-Plan filed with the applications and the separate parcels will be as follows:

File No.	Frontage	Depth	Area	Part Nos.	Municipal Address
B-00331	5.26 m	30.40 m (irreg.)	173.4 sq. m	1	250 Bolton St.
B-00332	6.58 m	30.40 m (irreg.)	202.2 sq. m	2 to 6	252 Bolton St.

It is proposed to create an easement/right-of-way for driveway access over Part 3 in favour of Part 1 (250 Bolton Street) and an easement/right-of-way for driveway access over Parts 4 & 5 in favour of 250, 254 & 256 Bolton Street, all as shown on the Draft 4R-Plan.

There appears to be an existing easement over Part 7 on the Draft 4R-Plan for a City of Ottawa collector sewer (10 metres below grade).

Approval of these applications will have the effect of creating two separate parcels of land. One of the severed parcels and both semi-detached dwellings will not be in conformity with the requirements of the Zoning By-law and therefore, Minor Variance Applications (D08-02-19/A-00299 & D08-02-19/A-00300) have been filed and will be heard concurrently with these applications.