

Consent Applications
Section 53 of the *Planning Act*

Wednesday, March 17, 2021
1:00 p.m.

File No.: D08-01-20/B-00374, B-00375
Owner(s): Samin Investments Limited
Location: 692 (692A), (692B) Crystal Street
Ward: 13-Rideau-Rockcliffe
Legal Description: Lot 56, Registered Plan 4M-100
Zoning: Residential
Zoning By-law: 2008-250

PURPOSE OF THE APPLICATIONS:

The Owner wants to demolish the existing dwelling to subdivide its property into two separate parcels of land in order to establish separate ownerships for the proposed construction of a two-storey semi-detached dwelling.

CONSENT IS REQUIRED FOR THE FOLLOWING:

In order to do this, the Owners require the Consent of the Committee for Conveyances. The property is shown as Parts 1 to 4 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-00374	7.665 m	30.86 m	233.7 sq. m	1 & 2	692A Crystal St. (One half of the proposed semi-detached dwelling unit)
B-00375	7.665 m	30.86 m	233.7 sq. m	3 & 4	692B Crystal St. (The other half of the proposed semi-detached dwelling unit)

Approval of these applications will have the effect of creating two separate parcels of land which will not be in conformity with the requirements of the Zoning By-law and

therefore Minor Variance Applications (D08-02-20/A-00326, A-00327) have been filed and will be heard concurrently with these applications.

The Applications indicate that there are existing Hydro and Bell easements under Instrument # LT49650 on the subject property.