

Consent Applications
Section 53 of the *Planning Act*

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

File Nos.: D08-01-20/B-00311 & D08-01-20/B-00313
Owner(s): 8775087 Canada Inc.
Location: 808 Claude Street, 636 Mutual Street
Ward: 13-Rideau-Rockcliffe
Legal Description: Lot 20, Registered Plan 743
Zoning: R2F
Zoning By-law: 2008-250

PURPOSE OF THE APPLICATIONS:

At the hearing on December 9, 2020, the Committee of Adjustment adjourned these applications to allow for further consultation with the City's Planning Department and Legal Department in order to determine the additional minor variance required. As a result of consultation that occurred, the Owner has now resubmitted these applications with amendments included in bold as shown below.

The Owner wants to demolish the existing detached garage and subdivide its property into two separate parcels of land in order to obtain separate ownerships for a proposed two-storey detached dwelling on one of the newly created parcels, with the existing detached dwelling to remain on the other.

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 3 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-00311	18.31 m	19.51 m	350.6 sq. m	1	808 Claude Street (existing detached dwelling to remain, garage to be demolished)
B-00313	19.51 m	18.29 m	358.6 sq. m	2 and 3	636 Mutual Street (proposed detached dwelling)

The Application indicates that Part 3 is the subject of an existing Hydro Ottawa easement.

Approval of these applications will have the effect of creating two separate parcels of land. The proposed parcels will not be in conformity with the requirements of the Zoning By-law and therefore, Minor Variance Applications (D08-02-20/A-00284 & D08-02-20/A-00285) have been filed and will be heard concurrently with these applications.