

CONSENT APPLICATION
Under Section 53 of the *Planning Act*

To be held on Wednesday, March 15, 2017, starting at 1:00 p.m.
Ben Franklin Place, The Chamber, Main Floor, 101 Centrepointe Drive

File No.: D08-01-17/B-00024
Owner(s): Tom and Lois Wrightsell
Location: 244, (246) Atlantis Avenue
Ward: 15 - Kitchissippi
Legal Description: Lot 229, Reg. Plan M-28
Zoning: R3E
Zoning By-law: 2008-250

PURPOSE OF THE APPLICATION:

The Owners want to demolish the existing detached dwelling located on the property, municipally known as 244 Atlantis Avenue. It is proposed to subdivide their property into two separate parcels of land in order to construct a semi-detached dwelling, with one dwelling unit on each newly created parcel of land.

CONSENT IS REQUIRED FOR THE FOLLOWING:

In order to do this, the Owners require the Consent of the Committee for a Conveyance.

The severed land, shown as Part 2 on a Draft 4R-Plan, will have a frontage of 7.6 metres on Atlantis Avenue, to a depth of 30.77 metres and will contain an area of 234.2 square metres. This parcel will contain one half of the proposed semi-detached dwelling known municipally as 246 Atlantis Avenue.

The retained land, shown as Part 1 on the plan submitted will have a frontage of 7.6 metres on Atlantis Avenue, to a depth of 30.78 metres and will contain an area of 234.2 square metres. This parcel will contain the other half of the proposed semi-detached dwelling known municipally as 244 Atlantis Avenue.

Approval of this application will have the effect of creating two separate parcels of land. Both parcels and the proposed semi-detached dwellings will not be in conformity with the requirements of the Zoning By-law and therefore, Applications for Minor Variances (D08-02-17/A-00023 & D08-02-17/A-00024) have been filed and will be heard concurrently with this application.