

CONSENT APPLICATIONS
Under Section 53 of the *Planning Act*

To be held on Wednesday, April 5, 2017, starting at 1:00 p.m.
Ben Franklin Place, The Chamber, Main Floor, 101 Centrepointe Drive

File No.: D08-01-17/B-00054 & D08-01-17/B-00055
Owner(s): Sam Falsetto
Location: 80 & 82 Bellwood Avenue, (7) Scotia Place
Ward: 17 - Capital
Legal Description: Lot 14 and Part Lot 13, Reg. Plan 133434
Zoning: R3P [487]
Zoning By-law: 2008-250

PURPOSE OF THE APPLICATIONS:

The Owner wants to subdivide his property into three separate parcels of land in order to create separate ownerships for the existing semi-detached dwelling, with one dwelling on each of the newly created parcels, while retaining the abutting parcel that is currently vacant.

CONSENT IS REQUIRED FOR THE FOLLOWING:

In order to do this, the Owner requires the Consent of the Committee for Conveyances and a Joint-Use and Maintenance Agreement. The property is shown as Parts 1 to 3 on a Draft 4R-Plan filed with the applications, and Lot 14 on Reg. Plan 133434. The separate parcels will be as follows:

File no.	Frontage	Depth	Area	Parts	Municipal Address
B-00054	5.28 m (Bellwood Ave.)	13.98 m	123 sq.m	1	82 Bellwood Avenue
B-00055	6.68 m	18.43 m	126 sq. m	2 & 3	80 Bellwood Avenue

It should be noted that Lot 14 on Reg. Plan 133434 (7 Scotia Place) will be the retained lands for this property.

There appears to be an existing easement over Part 3 for the benefit of the abutting property owner of 76 Bellwood Avenue for pedestrian access.

The proposed parcels of land and existing semi-detached dwelling will not be in conformity with the requirements of the Zoning By-law and therefore Applications for Minor Variances (D08-02-17/A-00051 & D08-02-17/A-00052) have been filed and will be heard concurrently with these applications.