

CONSENT APPLICATIONS
Under Section 53 of the *Planning Act*

To be held on Wednesday, April 19, 2017, starting at 1:00 p.m.
Ben Franklin Place, The Chamber, Main Floor, 101 Centrepointe Drive

File No.: D08-01-17/B-00059 & D08-01-17/B-00060
Owner(s): Peter Riemann
Location: 639 Highland Avenue, (459) Dovercourt Avenue
Ward: 15 - Kitchissippi
Legal Description: Lot 60, Reg. Plan 351
Zoning: R1O
Zoning By-law: 2008-250

PURPOSE OF THE APPLICATIONS:

The Owner wants to subdivide his property into two separate parcels of land. The existing detached dwelling will remain on the property at the corner of Highland Avenue and Dovercourt Avenue, and a detached dwelling is proposed to be constructed on the other parcel, fronting on Dovercourt Avenue. The detached garage will be demolished.

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 and 2 on a Draft 4R-Plan filed with the applications and the separate parcels will be as follows:

File no.	Frontage	Depth	Area	Part	Municipal Address
B-00059	16.48 m (Dovercourt Ave.)	21.14 m (irreg.)	342 sq. m	1	459 Dovercourt Ave. (proposed dwelling)
B-00060	15.22 m (Dovercourt Ave.)	24.16 m (irreg.)	362.3 sq. m	2	639 Highland Ave. (existing dwelling)

The proposed parcels of land and the existing 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-00060 & D08-02-17/A-00061) have been filed and will be heard concurrently with these applications.