

CONSENT APPLICATION
Under Section 53 of the *Planning Act*

To be held on Wednesday, May 17, 2017, starting at 6:30 p.m.
Ben Franklin Place, The Chamber, Main Floor, 101 Centrepointe Drive

File No.: D08-01-17/B-00100
Owner(s): Manoocher Belkameh and Raheleh Zabihi
Location: 1000, 1002 Mossdale Street
Ward: 7 - Bay
Legal Description: Part of Lots 248 and 249, Reg. Plan 369009
Zoning: R2F[1564]
Zoning By-law: 2008-250

PURPOSE OF THE APPLICATION:

The Owners want to subdivide their property into two separate parcels of land in order to establish separate ownerships for each half of the existing semi-detached dwelling.

CONSENT IS REQUIRED FOR THE FOLLOWING:

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

The land to be severed, shown as Parts 4 and 5 on a Draft 4R-Plan filed with the application, will have frontage of 10.70 metres on Mossdale Street, a depth of 29.26 metres and will contain an area of 326 square metres. This parcel contains one half of the existing semi-detached dwelling known municipally as 1002 Mossdale Avenue.

The land to be retained, shown as Parts 1, 2 and 3 on the Draft 4R-Plan submitted will have frontage of 10.64 metres on Mossdale Street, a depth of 29.26 metres and will contain an area of 325 square metres. This parcel contains the other half of the existing semi-detached dwelling known municipally as 1000 Mossdale Street

The application indicates that Part 2 is the subject on an existing easement as set out in Inst. No. CR422510 and Parts 3 & 4 are the subject of existing easements as set out in Inst. Nos. CR369486 and CR384866 respectively.

THE APPLICATION indicates that the Property is not the subject of any other current applications under the *Planning Act*.