

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-00102
Owner(s): Brian and Larisa Djuric
Location: (1979), 1981 Prince of Wales Drive
Ward: 9 - Knoxdale-Merivale
Legal Description: Lot 4, Reg. Plan 404
Zoning: R1E
Zoning By-law: 2008-250

PURPOSE OF THE APPLICATION:

The Owners want to demolish their existing detached garage and subdivide their property into two separate parcels of land. One parcel will contain the existing dwelling and the other parcel will remain vacant for future development

CONSENT IS REQUIRED FOR THE FOLLOWING:

In order to do this, the Owners require the Consent of the Committee for a Conveyance, Partial Discharge of Mortgage/Charge and Mortgage/Charge.

The land to be severed, shown as Part 1 on a Draft 4R-Plan filed with the application will have frontage of 24.87 metres on Prince of Wales Drive, an irregular depth of 40.77 metres and will contain an area of 930.5 square metres. This vacant parcel will be known municipally as 1979 Prince of Wales Drive.

The land to be retained, shown as Part of Lot 4 on Registered Plan 404. will have frontage of 6.22 metres on Prince of Wales Drive, an irregular depth of 101.3 metres and will contain an area of 1805.4 square metres. This parcel contains the existing dwelling known municipally as 1981 Prince of Wales Drive

Approval of this application will have the effect of creating two separate parcels of land. The parcel containing the existing dwelling will not be in conformity with the requirements of the Zoning By-law and therefore, Minor Variance Application D08-02-17/A-00102 has been filed and will be heard concurrently with this application.