

CONSENT APPLICATION
Under Section 53 of the *Planning Act*

To be held on Wednesday, June 7, 2017, starting at 6:30 p.m.
Ben Franklin Place, The Chamber, Main Floor, 101 Centrepointe Drive

File No.: D08-01-17/B-00108
Owner(s): Franchino & Ozlem Bonanno
Location: (17), 19 Lotta Avenue
Ward: 8 - College
Legal Description: Lots 1384, 1385, 1386 & 1387 and Part of Lane adjacent to Rear of Lots 1384, 1385, 1386 & 1387 (as Closed by Judges Order Inst. No NS150813), Reg Plan 375
Zoning: R1FF[632]
Zoning By-law: 2008-250

PURPOSE OF THE APPLICATION:

The subject property is comprised of four full Lots on a Plan of Subdivision (Lots 1384, 1385, 1386 & 1387), as well as a strip of land across the rear of the property, being a former rear lane closed by Judge's Order. The Owner wants to demolish the existing dwelling, detached garage and shed for the construction of a new two-storey detached dwelling on the easterly two lots (Lots 1384 & 1385) and a new two-storey detached dwelling on the westerly two lots (Lots 1386 & 1387).

It is proposed to subdivide the former rear lane into two separate parcels of land, in order to convey the severed portion together with Lots 1384 & 1385.

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 Part 3 on a Draft 4R-Plan filed with the application is landlocked, to a depth of 1.525 metres and will contain an area of 23.4 square metres. This parcel is to be conveyed to the owner of (Lots 1383 & 1384) and will be known municipally as 17 Lotta Avenue.

The land to be retained, shown as Parts 1, 2 & 4 on the plan submitted, will have frontage of 30.63 metres on Lotta Avenue, a depth of 28.94 metres and will contain an area of 863 square metres. Lots (1385 and 1386) will be known municipally as 19 Lotta Avenue.

Approval of this application will have the effect of creating two separate parcels of land. Both parcels will not be in conformity with the requirements of the Zoning By-law and

therefore, Minor Variance Applications D08-02-17/A-00106 & D08-02-17/A-00107 have been filed and will be heard concurrently with this application.