

CONSENT APPLICATION
Under Section 53 of the *Planning Act*

To be held on Wednesday, July 19, 2017, starting at 6:30 p.m.
Ben Franklin Place, The Chamber, Main Floor, 101 Centrepointe Drive

File No.: D08-01-16/B-00302
Owner(s): Claymor Homes Inc.
Location: 1340 Emerald Gate Avenue & (3875) Autumnwood Street
Ward: 10 - Gloucester-Southgate
Legal Description: Lot 33, Reg. Plan 674
Zoning: R1WW[637]
Zoning By-law: 2008-250

PURPOSE OF THE APPLICATION:

At its Hearings on October 5, 2016 and November 2, 2016, the Committee adjourned Consent and Minor Variance applications pertaining to this property. The Owner now wants to proceed with the application to subdivide the property into two separate parcels of land. One parcel will contain the existing dwelling and the other vacant parcel will contain a proposed two-storey detached dwelling.

CONSENT IS REQUIRED FOR THE FOLLOWING:

In order to do this, the Owner requires the Consent of the Committee for a Conveyance.

The land to be severed, shown as Part 1 on the Draft 4R-Plan filed with the application, will have frontages of 14.57 metres on Emerald Gate Avenue and 31.63 metres on Autumnwood Street and will contain an area of 457.1 square metres. This parcel will contain the proposed dwelling to be known municipally as 3875 Autumnwood Street

The land to be retained, shown as Part 2 on the plan submitted will have a frontage of 29.63 metres on Emerald Gate Avenue, a depth of 31,62 metres and will contain an area of 929 square metres. This parcel would contain the existing dwelling known municipally as 1340 Emerald Gate Avenue.

The proposed parcel (Part 1) as well as the detached dwelling proposed for this lot will not be in conformity with the requirements of the Zoning By-law and therefore, an application for Minor Variance D08-02-16/A-00282 has been filed and will be heard concurrently with this application.