

**CONSENT APPLICATION**  
**Under Section 53 of the *Planning Act***

**To be held on Wednesday, August 2, 2017, starting at 6:30 p.m.**  
**Ben Franklin Place, The Chamber, Main Floor, 101 Centrepointe Drive**

**File No.:** D08-01-17/B-00198  
**Owner(s):** Adam Roseneck  
**Location:** 14, (16A) St. Claire Avenue  
**Ward:** 8 - College  
**Legal Description:** Lots 1602, 1603, 1604, 1605, 1606, 1607 & Part of Lots 1601 and 1608 and Part of Lane (Closed by Judge's Order, Inst. NS150813), Reg Plan 375  
**Zoning:** R1FF[632]  
**Zoning By-law:** 2008-250

**PURPOSE OF THE APPLICATION:**

The Owner wants subdivide his property into two separate parcels of land. The existing dwelling is to remain on one parcel and it is proposed to convey the other parcel in conjunction with lands from the abutting landowner to the west to create part of a new residential lot. The Owner of 16 St. Claire Avenue has filed a similar application to convey a portion of his property for the creation of a new residential lot between the two houses for the proposed construction of a two-storey detached dwelling. The shed located on the severed parcel is to be demolished.

**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 Parts 5 and 6 on the Draft 4R-Plan filed with the application will have frontage of 8.46 metres on St. Claire Avenue, a depth of 28.89 metres and will contain an area of 244.5 square metres. This parcel will form part of a new residential lot to be known municipally as 16A St. Claire Avenue.

The land to be retained, shown as Parts 7 and 8 on the plan filed, will have frontage of 17.63 metres on St. Claire Avenue, a depth of 28.89 metres and will contain an area of 508.6 square metres. This parcel contains the existing dwelling known municipally as 14 St. Claire Avenue.

Approval of this application will have the effect of creating two separate parcels of land. The parcel containing the existing dwelling as well as the proposed new residential lot will not be in conformity with the requirements of the Zoning By-law and therefore, Minor

Variance Applications D08-02-17/A-00184 and D08-02-17/A-00186 have been filed and will be heard concurrently with this application.