

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-00202
Owner(s): Ian and Patricia Kolesnik
Location: (52), 54 Rita Avenue
Ward: 8 - College
Legal Description: Lots 579 to 582, Reg Plan 375
Zoning: R1FF[632]
Zoning By-law: 2008-250

PURPOSE OF THE APPLICATION:

The Owners want to demolish their existing dwelling, detached garage and shed and subdivide the property into two separate parcels of land. It is proposed to construct a new one-storey detached dwelling unit on each of the newly created parcels.

CONSENT IS REQUIRED FOR THE FOLLOWING:

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

The land to be severed, shown as Part 2 on a Draft 4R-Plan filed with the application will have frontage of 14.78 metres on Rita Avenue, a depth of 27.43 metres and will contain an area of 405.4 square metres. This parcel will contain a proposed one-storey detached dwelling to be known municipally as (52) Rita Avenue.

The land to be retained, shown as Part 1 on the plan filed, will have frontage of 15.68 metres on Rita Avenue, a depth of 27.43 metres and will contain an area of 430.2 square metres. This parcel will contain a proposed detached dwelling to be known as (54) Rita Avenue.

Approval of this application will have the effect of creating two separate parcels of land. Both parcels as well as the proposed development on the parcels will not be in conformity with the requirements of the Zoning By-law and therefore, Minor Variance Applications D08-02-17 /A-00187 and D08-02-17/A099188 have been filed and will be heard concurrently with this application.