

CONSENT APPLICATION
Under Section 53 of the *Planning Act*

To be held on Wednesday, November 15, 2017, starting at 1:00 p.m.
Ben Franklin Place, The Chamber, Main Floor, 101 Centrepointe Drive

File No.: D08-01-17/B-00333
Owner(s): Fauze Omar and Luciana Girardi Omar
Location: 465 and (467) Golden Avenue
Ward: 15 - Kitchissippi
Legal Description: Lot 13, Reg. Plan 235
Zoning: R3R
Zoning By-law: 2008-250

PURPOSE OF THE APPLICATION:

The Owner wants to demolish the existing dwelling and the existing detached garage, and construct two two-storey detached dwellings. In order to establish separate ownerships for each of the proposed two-storey detached dwelling, the property is to be subdivided into two separate parcels of land.

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 2 on the Draft 4R-Plan filed with the application, will have a frontage of 10.06 metres on Golden Avenue, an irregular depth of 32.74 metres and will contain an area of 330.60 square metres. This parcel, to be known municipally as 465 Golden Avenue, will contain one of the proposed detached dwelling.

The land to be retained, shown as Part 1 on said plan, will have a frontage of 10.06 metres on Golden Avenue, an irregular depth of 32.74 metres and will contain an area of 327.60 square metres. This parcel, to be known municipally as 467 Golden Avenue, will contain the other proposed detached dwelling.

Approval of this application will have the effect of creating two separate parcels of land. Both parcels and the proposed development will not be in conformity with the requirements of the Zoning By-law and therefore, Applications for Minor Variances (D08-02-17/A-00274 & D08-02-17/A-00275) have been filed and will be heard concurrently with this application.