

CONSENT APPLICATION
Under Section 53 of the *Planning Act*

To be held on Wednesday, January 17, 2018, starting at 1:00 p.m.
Ben Franklin Place, The Chamber, Main Floor, 101 Centrepointe Drive

File No.: D08-01-17/B-00392
Owner(s): Shiro Rahimkhani and Morvarid Afshar
Location: 3 Chestnut Street, (132) Lees Avenue
Ward: 17 - Capital
Legal Description: Lot 77, Reg. Plan 97162
Zoning: R3P
Zoning By-law: 2008-250

PURPOSE OF THE APPLICATION:

The Owners want to demolish the existing dwelling and subdivide their property into two separate parcels of land in order to establish separate ownerships for the proposed three-storey semi-detached dwelling.

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 a Draft 4R-Plan filed with the application, will have a frontage of 12.5 metres on Lees Avenue, a depth of 12.35 metres and will contain an area of 142.8 square metres. This parcel will contain one of the proposed semi-detached dwellings, to be known municipally as 132 Lees Avenue.

The land to be retained, shown as Part 1 on said plan, will have a frontage of 8.53 metres on Chestnut Street, a depth of 16.6 metres and will contain an area of 160 square metres. This parcel will contain the other proposed semi-detached dwelling to be known municipally as 3 Chestnut Street.

Approval of this application will have the effect of creating two separate parcels of land. The proposed 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-00321 & D08-02-17/A-00322) have been filed and will be heard concurrently with this application.