

CONSENT APPLICATIONS
Under Section 53 of the *Planning Act*

To be held on Wednesday, February 7, 2018, starting at 6:30 p.m.
Ben Franklin Place, The Chamber, Main Floor, 101 Centrepointe Drive

File Nos.: D08-01-13/B-00189 & D08-01-13/B-00190
Owner(s): Carlo Cavaliere, George Cavaliere & Terri-Lynne Connor-Cavaliere
Location: 220 Compton Avenue and 221 Ancaster Avenue
Ward: 7 - Bay
Legal Description: Part of Lot 504, Reg. Plan 352
Zoning: R2F
Zoning By-law: 2008-250

PURPOSE OF THE APPLICATIONS:

In June 2013, the Committee adjourned these Consent Applications and accompanying Minor Variance Applications "Sine Die". The new Owners have revised their plans and are now re-applying to subdivide their property into two separate parcels of land.

The property is a through lot with frontages on Compton Avenue and Ancaster Avenue. The existing two-storey, three-unit dwelling would appear to be a legal non-conforming use in the R2F zone. It is to remain on the proposed parcel fronting Compton Avenue, municipally known as 220 Compton Avenue. It is proposed to demolish the detached garage located at the rear of the property, and to construct a two-storey detached dwelling on the newly created parcel, fronting on Ancaster Avenue.

CONSENT IS REQUIRED FOR THE FOLLOWING:

In order to do this, the Owners require the Consent of the Committee for Conveyances. The property is shown as Parts 1 and 2 on a Draft 4R-Plan filed with the applications and the separate parcels will be as follows:

File No.	Frontage	Depth	Area	Part	Municipal Address
B-00189	11.89 m	21.06 m	250.4 sq. m.	1	221 Ancaster Avenue
B-00190	11.89 m	22.45 m	266.9 sq. m.	2	220 Compton Avenue

The newly created parcels of land and the proposed development will not be in conformity with the requirements of the Zoning By-law, therefore, Applications for Minor Variances (D08-02-13/A-00173 & D08-02-13/A-00174) also have been re-activated and will be heard concurrently with these applications.