

CONSENT APPLICATION
Under Section 53 of the *Planning Act*

To be held on Wednesday, February 7, 2018, starting at 1:00 p.m.
Ben Franklin Place, The Chamber, Main Floor, 101 Centrepointe Drive

File No.: D08-01-17/B-00435
Owner(s): Stabro Realty Inc.
Location: 473-479 Bronson Avenue and 591 McLeod Street
Ward: 14-Somerset
Legal Description: Lot 44 (North McLeod Street), Registered Plan No. 30
Zoning: TM [2214]
Zoning By-law: 2008-250

PURPOSE OF THE APPLICATION:

The Owner wants to subdivide its property into two separate parcels of land in order to create two commercial lots. The subject property contains an existing one-storey commercial building and an existing two-storey mixed-use building, with one building on each lot.

CONSENT IS REQUIRED FOR THE FOLLOWING:

In order to do this, the Owners require the Consent of the Committee for a Conveyance. The property is shown as Parts 1 to 4 on Registered Plan 4R-16551, and the separate parcels will be as follows:

The land to be severed, shown as Parts 1 and 2, will have frontage of 16.89 metres on Bronson Avenue to an irregular depth of 25.82 metres and will contain a lot area of 363.1 square metres. This parcel contains the existing one-storey commercial building known municipally as 473 Bronson Avenue.

The land to be retained, shown as Parts 3 and 4, will have frontages of 13.52 metres on Bronson Avenue and 16.74 metres on McLeod Street, to a depth 14.95 metres and will contain a lot area of 210.5 square metres. This parcel contains the existing two-storey building with commercial retail/restaurant on the ground floor and residential dwelling units on the second floor. Since this building has frontages on both streets (Bronson Avenue and McLeod Street), it is known municipally as 475-477-479 Bronson and 591 McLeod Street.

THE APPLICATION indicates that the Property is not the subject of any other current application under the *Planning Act*.