

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-00449
Owner(s): Bruce Richardson and Johanne Woodhouse Richardson
Location: 138 Hamilton Avenue North
Ward: 15-Kitchissippi
Legal Description: Part Lot 1368, Reg. Plan No. 157
Zoning: R4h
Zoning By-law: 2008-250

PURPOSE OF THE APPLICATION:

The Owners want to subdivide their property into two separate parcels of land to establish separate ownerships of the existing detached dwellings, which have merged on title.

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 on the Draft 4R-Plan filed with the application and the separate parcels will be as follows:

Part Nos.	Frontage	Depth	Area	Municipal Address
3 and 4 (Severed)	7.62 metres	31.72 metres	241.7 square metres	138 Hamilton Ave. N. (detached dwelling)
1 and 2 (Retained)	7.62 metres	31.72 metres	241.7 square metres	136 Hamilton Ave. N. (detached dwelling)

THE APPLICATION indicates that there is an existing right-of-way over Part 3 on the driveway access in favour of the Owners of Parts 1 and 2 on the Draft 4R-Plan.

Approval of this application will have the effect of creating one new lot (Parts 3 and 4), which will not be in conformity with the requirements of the Zoning B-law and therefore a Minor Variance Application (D08-02-17/A-00360) has been filed and will be heard concurrently with this application.