

CONSENT APPLICATION
Under Section 53 of the *Planning Act*

To be held on Wednesday, February 21, 2018, starting at 6:30 p.m.
Ben Franklin Place, The Chamber, Main Floor, 101 Centrepointe Drive

File No.: D08-01-17/B-00452
Owner(s): MJ Groupe Perfectus Inc.
Location: 859, (859A, 859B, 861A & 861B) Connaught Avenue
Ward: 7 - Bay
Legal Description: Lots 244 & 245, Reg. Plan 348
Zoning: R2G [1454]
Zoning By-law: 2008-250

PURPOSE OF THE APPLICATION:

The Owner wants to demolish the existing dwelling and subdivide its property into two separate parcels of land. It is proposed to construct two semi-detached dwellings, for a total of four dwelling units, with one semi-detached dwelling on each newly created parcel.

CONSENT IS REQUIRED FOR THE FOLLOWING:

In order to do this, the Owner requires the Consent of the Committee for a Conveyance.

The land to be severed, shown as Part 1 on the Draft 4R-Plan filed with the application, will have a frontage of 15.24 metres on Connaught Avenue, a depth of 30.48 metres and will contain a lot area of 464.7 square metres. This parcel will contain the proposed semi-detached dwelling to be known municipally as 859A and 859B Connaught Avenue.

The land to be retained, shown as Part 2 on said Plan, will have a frontage of 15.24 metres on Connaught Avenue, a depth of 30.48 metres and will contain an area of 464.7 square metres. This parcel will contain the proposed semi-detached dwelling to be known municipally as 861A and 861B Connaught Avenue.

Approval of this application will have the effect of creating two separate parcels of land. The proposed semi-detached dwellings will not be in conformity with the requirements of the Zoning By-law and therefore, Applications for Minor Variances (D08-02-17/A-00363 & D08-02-17/A-00364) have been filed and will be heard concurrently with this application.