

**CONSENT APPLICATIONS**  
**Under Section 53 of the *Planning Act***

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

**File Nos.:** D08-01-18/B-00037 to D08-01-18/B-00039  
**Owner(s):** Sima Abdoullahpour  
**Location:** (2A), (2B) and 4 Leona Avenue  
**Ward:** 9 - Knoxdale-Merivale  
**Legal Description:** Lot 143, Reg. Plan 289002  
**Zoning:** R1FF  
**Zoning By-law:** 2008-250

**PURPOSE OF THE APPLICATIONS:**

In 2013, the Committee of Adjustment approved applications to subdivide these lands into three separate parcels, however the applications were not completed within the statutory timelines and the approvals lapsed. The Owner is now re-applying.

The Owner wants to subdivide its property into three separate parcels of land. The existing two-storey detached dwelling, known municipally as 4 Leona Avenue is to remain, and it is proposed to construct two, three-storey detached dwellings, with one dwelling unit on each of the newly created parcels.

**CONSENT IS REQUIRED FOR THE FOLLOWING:**

In order to do this, the Owner requires the Consent of the Committee for Conveyances. The property is shown as Parts 1, 2 & 3 on 4R-27095 filed with the applications and the separate parcels will be as follows:

File No.	Frontage	Depth	Area	Parts	Municipal Address
B-00037	15.03 m	82.31 m	774.9 sq. m.	1	4 Leona Avenue (existing detached dwelling)
B-00038	15.03 m	83.07 m	774.8 sq. m.	2	(2B) Leona Avenue (One of the proposed detached dwellings)
B-00039	15.02 m	85.31 m	774.9 sq. m.	3	(2A) Leona Avenue (One of the proposed deached dwellings)

Two of the proposed parcels of land will not be in conformity with the requirements of the Zoning By-law, therefore, Minor Variance Applications (D08-02-18/A-00037 & D08-02-18/A-00038) have been filed and will be heard concurrently with these applications.