

CONSENT APPLICATIONS
Under Section 53 of the *Planning Act*

To be held on Wednesday, April 4, 2018, starting at 1:00 p.m.
Ben Franklin Place, The Chamber, Main Floor, 101 Centrepointe Drive

File Nos.: D08-01-18/B-00057, D08-01-18/B-00058
Owner(s): Falsetto Homes Inc.
Location: 524 (526) Melbourne Avenue
Ward: 15
Legal Description: Part of Lot 23, Registered Plan 235
Zoning: R3R
Zoning By-law: 2008-250

PURPOSE OF THE APPLICATIONS:

The Owner wants to subdivide its property into two separate parcels of land to create two new lots for the construction of two new detached dwellings. The existing detached dwelling which straddles the new lot line will be demolished.

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

File Nos.	Part Nos.	Frontage	Depth	Area	Municipal Address
B-00057	1	9.13 m (Melbourne Ave.)	42.51 m	388.2 square metres	524 Melbourne Ave. (The existing detached dwelling that straddles the proposed lot line is to be removed.)
B-00058	2	9.13 m (Melbourne Ave.)	42.51 m	388.2 square metres	526 Melbourne Ave. (The existing detached dwelling that straddles the proposed lot line is to be removed.)

Approval of these applications will have the effect of creating two new lots, which will not be in conformity with the requirements of the Zoning By-law and therefore Minor Variance Applications (D08-02-18/A-00052, D08-02-18/A-00053) have been filed and will be heard concurrently with these applications.