

CONSENT APPLICATION
Under Section 53 of the *Planning Act*

To be held on Wednesday, August 1st, 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: 136 and 138 Hamilton Avenue North
Ward: 15 - Kitchissippi
Legal Description: Lot 1368, Reg. Plan 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.

At its Hearing on February 7, 2018, the Committee adjourned this Consent Application and the Minor Variance Application (D08-02-17/A-00360) "Sine Die". It was determined that an additional Minor Variance Application was required for one of the proposed parcels, municipally known as 136 Hamilton Avenue North, and that additional minor variances were also necessary for the other proposed parcel, municipally known as 138 Hamilton Avenue North. The required Minor Variance Applications have now been filed, and the Applicants would like to proceed.

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 m	31.72 m	241.7 sq. m.	138 Hamilton Avenue North (existing detached dwelling)
1 and 2 (Retained)	7.62 m.	31.72 m	241.7 sq. m.	136 Hamilton Avenue North (existing detached dwelling)

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

The proposed parcels of land and the existing detached dwellings as well as the existing detached garage, located at 138 Hamilton Avenue North, will not be in conformity with the requirements of the Zoning By-law, and therefore, Minor Variance Applications (D08-02-17/A-00360 & D08-02-18/A-00235) have been filed and will be heard concurrently with this application.