

CONSENT APPLICATION
Under Section 53 of the *Planning Act*

To be held on Wednesday, August 1st, 2018, starting at 6:30 p.m.
Ben Franklin Place, The Chamber, Main Floor, 101 Centrepointe Drive

File No.: D08-01-18/B-00182
Owner(s): Caring Unlimited Inc.
Location: (1335), 1337 Laperriere Avenue
Ward: 16 - River
Legal Description: Part of Block "C", Reg. Plan 398
Zoning: R1PP
Zoning By-law: 2008-250

PURPOSE OF THE APPLICATION:

The Owner wants to subdivide its property into two separate parcels of land. One parcel will contain the existing dwelling and the other parcel will contain a proposed two-storey detached dwelling.

CONSENT IS REQUIRED FOR THE FOLLOWING:

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

The lands to be severed, shown as Parts 1 and 2 on a Draft 4R-Plan filed with the application, will have frontage of 11.18 metres on Laperriere Avenue, a depth of 30.95 metres and will contain an area of 357.2 square metres. This vacant parcel will contain the proposed two-storey detached dwelling that will be known municipally as 1335 Laperriere Avenue.

The lands to be retained, shown as Parts 3 and 4 on the plan filed, will have frontage of 13.66 metres on Laperriere Avenue, a depth of 30.97 metres and will contain an area of 411.70 square metres. This parcel contains the existing dwelling known municipally as 1337 Laperriere Avenue.

It should be noted that it is proposed to grant an easement/right-of-way over Part 2 in favour of Parts 3 and 4 for parking and access purposes.

Approval of this application will have the effect of creating two separate parcels of land. Both parcels as well as the proposed development on both parcels will not be in conformity with the requirements of the Zoning By-law and therefore Minor Variance Applications D0-8-02-18/A-00185 and D08-02-18/A-00186 have been filed and will be heard concurrently with this application.