

CONSENT APPLICATION
Under Section 53 of the *Planning Act*

To be held on Wednesday, October 17, 2018, starting at 1:00 p.m.
Ben Franklin Place, The Chamber, Main Floor, 101 Centrepointe Drive

File No.: D08-01-18/B-00341
Owner(s): Ali Karimi-Shirazia
Location: 126 Faraday Street
Ward: 15 Kitchissippi
Legal Description: Pt Lot 2345, Registered Plan 4M-48
Zoning: R3I
Zoning By-law: 2008-250

PURPOSE OF THE APPLICATION:

The Owner would like to subdivide his property into two separate parcels of land in order to establish separate ownerships for each half of the existing semi-detached dwelling.

CONSENT IS REQUIRED FOR THE FOLLOWING:

In order to proceed, the Owner requires the Consent of the Committee for a Conveyance and Joint-Use and Maintenance Agreement.

The land to be conveyed, shown as Part 2 on a draft 4R-Plan filed with the application, will have frontage of 6.8 metres on Faraday Street, a depth of 30.5 (irregular) metres and will contain an area of 182.3 square metres. This parcel will contain one-half of the existing semi-detached dwelling known municipally as 126 Faraday Street.

The retained land, shown as Part 1 on a draft 4R-Plan, will have frontage of 8.5 metres on Faraday Street, a depth of 30.5 metres and will contain an area of 258.7 square metres. This parcel will contain one-half of the existing semi-detached dwelling known municipally as 128 Faraday Street.

Approval of this application will have the effect of creating two separate parcel of land. One parcel (Part 2) and the location of the dwelling on the parcel will not be in conformity with the requirements of the Zoning By-law and therefore, a Minor Variance Application (D08-02-18/A-00321) has been filed and will be heard concurrently with this application.

THE APPLICATION indicates that the Property is the subject of the current Minor Variance application indicated above under the *Planning Act*.