

CONSENT APPLICATION
Under Section 53 of the *Planning Act*

To be held on Wednesday, February 6, 2019, starting at 6:30 p.m.
Ben Franklin Place, The Chamber, Main Floor, 101 Centrepointe Drive

File No.: D08-01-18/B-00471
Owner(s): 2661300 Ontario Ltd.
Location: (45) 47 Aylen Avenue
Ward: 7 - Bay
Legal Description: Lots 18, 19 and 20 aka Algonquin Avenue (As Closed by Inst. NS182192), Reg. Plan 232
Zoning: R2F
Zoning By-law: 2008-250

PURPOSE OF THE APPLICATION:

The Owner wants to demolish the existing dwelling and shed in order to subdivide the property into two separate parcels of land. It is proposed to construct a detached dwelling 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 a Conveyance.

The lands to be severed, shown as Part 2 on a Draft 4R-Plan filed with the application, will have frontage of 16.33 metres on Aylen Avenue, a depth of 35 metres and will contain an area of 571.55 square metres. This vacant parcel will be known municipally as 45 Aylen Avenue.

The lands to be retained, shown as Part 1 on the plan filed, will have frontage of 34.33 metres on Aylen Avenue, an irregular depth of 50.83 metres and will contain an area of 1,995.45 square metres. This vacant parcel will be known municipally as 47 Aylen Avenue.

THE APPLICATION indicates that the Property is not the subject of any other current applications under the *Planning Act*.