

CONSENT APPLICATION
Under Section 53 of the *Planning Act*

To be held on Wednesday, February 20, 2019, starting at 6:30 p.m.
Ben Franklin Place, The Chamber, Main Floor, 101 Centrepointe Drive

File No.: D08-01-19/B-00011
Owner(s): Tania Berthiaume and Alex Buyson
Location: 2215 , (2217) Plesser Street
Ward: 18 - Alta Vista
Legal Description: Lot 597, Reg. Plan 728
Zoning: R2F
Zoning By-law: 2008-250

PURPOSE OF THE APPLICATION:

The Owners want to demolish the existing dwelling and subdivide their property into two separate parcels of land in order to establish separate ownerships for a proposed two-storey semi-detached dwelling.

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 as Parts 1 & 2 on a Draft 4R-Plan filed with the application.

The severed land is shown as Part 1 on said plan, and will have a frontage of 18.82 metres on Plesser Street, an irregular depth of 33 metres and will contain an area of 366 square metres. This parcel, which will contain one unit of a proposed semi-detached dwelling, will be known municipally as 2217 Plesser Street.

The retained land is shown as Part 2 on said plan, and will have a frontage of 9.9 metres on Plesser Street, an irregular depth of 31.34 metres and will contain an area of 305 square metres. This parcel, which will contain the other unit of a proposed semi-detached dwelling, will be known municipally as 2215 Plesser Street.

The proposed semi-detached dwelling will not be in conformity with the requirements of the Zoning By-law and therefore, a Minor Variance Application (D08-02-19/A-00008) has been filed and will be heard concurrently with this application.