

CONSENT APPLICATION
Under Section 53 of the *Planning Act*

To be held on Wednesday, February 20, 2019, starting at 1:00 p.m.
Ben Franklin Place, The Chamber, Main Floor, 101 Centrepointe Drive

File No.: D08-01-19/B-00003
Owner(s): 2315254 Ontario Inc.
Location: 576, 578, (580) Edison Avenue
Ward: 15 - Kitchissippi
Legal Description: Lot 32 and Part Lot 31, Reg. Plan 204
Zoning: R3R
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 semi-detached dwelling, and it is proposed to construct a two-storey detached dwelling on the other parcel.

CONSENT IS REQUIRED FOR THE FOLLOWING:

In order to do this, the Owner requires the Consent of the Committee for a Conveyance, Partial Discharge of Mortgage/Charge and Mortgage/Charge.

The land to be severed, shown as Part 1 on a Draft 4R-Plan filed with the application, will have a frontage of 9.13 metres on Edison Avenue, a depth of 30.65 metres (irregular) and will contain an area of 279.9 square metres. This parcel will contain the proposed two-storey detached dwelling to be known municipally as 580 Edison Avenue.

The land to be retained, shown as Part 2 on said plan, will have a frontage of 12.51 metres on Edison Avenue, a depth of 30.65 metres and will contain an area of 383.5 square metres. This parcel will contain the existing semi-detached dwelling known municipally as 576-578 Edison Avenue.

The proposed parcel of land and the proposed 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-00002) has been filed and will be heard concurrently with this application.