

CONSENT APPLICATIONS
Under Section 53 of the *Planning Act*

To be held on Wednesday, June 5, 2019, starting at 6:30 p.m.
Ben Franklin Place, The Chamber, Main Floor, 101 Centrepointe Drive

File Nos.: D08-01-19/B-00090 & D08-01-19/B-00091
Owner(s): 10173274 Canada Incorporated
Location: (480) 482 Woodland Avenue and 2281 Walsh Avenue
Ward: 7 - Bay
Legal Description: Part of Lot 11, Registered Plan 545
Zoning: R2F
Zoning By-law: 2008-250

PURPOSE OF THE APPLICATIONS:

The Owner wants to demolish the existing dwelling and to subdivide its property into three separate parcels of land. One of the parcels will contain a two-storey detached dwelling and the other two parcels will each contain one-half of a two-storey semi-detached dwelling, currently under construction.

CONSENT IS REQUIRED FOR THE FOLLOWING:

In order to do this, the Owner(s) require the Consent of the Committee for Conveyance.

The property is shown as Parts 1 and 4 on a Draft 4R-Plan filed with the applications and the separate parcels will be as follows:

File No.	Frontage	Depth	Area	Part No.	Municipal Address
B-00090	8.98 m	25.73 m	231 m ²	2	482 Woodland Avenue, one half of the semi-detached dwelling
B-00091	10.6 m	25.7 m	272 m ²	3&4	480 Woodland Avenue, one half of the semi-detached dwelling

The retained parcel shown as Parts 1 & 5 on the draft 4R-Plan has a frontage of 13.9 metres to a depth of 25.76 metres will contain an area of 360 square metres. This parcel will contain the proposed two-storey detached dwelling will be known municipally as 2281 Walsh Avenue.

Approval of these applications will have the effect of creating three separate parcels of land. Two of the parcels will not be in conformity with the requirements of the Zoning By-law and therefore, Minor Variance Applications D08-02-19/A-00059 (2281 Walsh Avenue) and D08-02-19/A-00124 (482 Woodland Avenue) have been filed and will be heard concurrently with these applications.