

CONSENT APPLICATIONS
Under Section 53 of the *Planning Act*

To be held on Wednesday, June 19, 2019, starting at 6:30 p.m.
Ben Franklin Place, The Chamber, Main Floor, 101 Centrepointhe Drive

File Nos.: D08-01-19/B-00165 to D08-01-19/B-00167
Owner(s): Neoteric Developments 2.0 Inc.
Location: 44, (44A, 44B, 44C) Parkland Crescent
Ward: 9 - Knoxdale-Merivale
Legal Description: Lots 94 and 95, Registered Plan 564018
Zoning: R4F
Zoning By-law: 2008-250

PURPOSE OF THE APPLICATIONS:

The Owner of the subject vacant lands would ultimately like to subdivide its property into three separate parcels of land, each to be developed with a detached dwelling. The lands are comprised of two full lots on a Registered Plan, as noted above in the legal description, which are currently separately conveyable notwithstanding that they were once developed with a single detached dwelling. The Owner (Neoteric Developments 2.0 Inc.) has requested a lot line adjustment to convey a portion of Lot 95 to the Owner of Lot 94 to the east (also Neoteric Developments 2.0 Inc.). The approval of the lot line adjustment will not have the effect of creating a new lot. Subsequent to the approval of the lot line adjustment, however, the Owner would like to subdivide the enlarged easterly property into two separate lots, resulting in the creation of one additional lot, for a total of three. It is proposed to construct a detached dwelling on each of the newly creates parcels.

CONSENT IS REQUIRED FOR THE FOLLOWING:

In order to do this, the Owner requires the Consent of the Committee for Conveyances. The property is shown as Parts 1 to 9 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-00165	5.05 m	38.10 m	192.4 m ²	3 & 4	A portion of 44A Parkland Cres., To be conveyed to 44B Parkland Cres.

The lands to be retained, shown as Parts 1 and 2 on the Draft 4R-Plan filed with the applications, will have frontage of 17.81 metres on Parkland Crescent, a depth of 35.66

metres and will contain an area of 678.6 square metres. This vacant parcel will contain a proposed detached dwelling that will be known municipally as 44A Parkland Crescent.

Following the approval of the lot line adjustment, the Owner would like to further subdivide the lands.

File No.	Frontage	Depth	Area	Part No.	Municipal Address
B-00166	17.81 m	38.10 m	678.5 m ²	3, 4, 5 & 6	44B Parkland Cres., proposed detached dwelling
B-00167	24.04 m	38.10 m (Irregular)	600.4 m ²	7, 8 & 9	44C Parkland Cres., proposed detached dwelling

Approval of the three applications will have the effect of creating three separate parcels of land. Two of the three parcels will not be in conformity with the requirements of the Zoning By-law and therefore, Minor Variance Applications (D08-02-19/A-00152 & D08-02-19/A-00153) have been filed and will be heard concurrently with these applications.

The applications indicate that Parts 2, 4, 6 & 8 are the subject of existing easements as set out in Inst. Nos. CR570770, CR571552 and CR571885 and Part 9 is the subject of existing easements as set out in Inst. Nos. CR570770 and CR571885

Y