

CONSENT APPLICATION
Under Section 53 of the *Planning Act*

To be held on Wednesday, January 22, 2020, starting at 1:00 p.m.
Ben Franklin Place, The Chamber, Main Floor, 101 Centrepointe Drive

File No.: D08-01-19/B-00390
Owner(s): 2379244 Ontario Inc.
Location: 25 (27) Sims Avenue
Ward: 15 - Kitchissippi
Legal Description: Lot 4 (North Sims Street), Registered Plan 106
Zoning: R4K
Zoning By-law: 2008-250

PURPOSE OF THE APPLICATION:

The Owner wants to demolish the existing detached dwelling and subdivide its property into two separate parcels of land in order to establish separate ownerships for the two proposed detached dwellings, with one unit on each of the newly created lots.

CONSENT IS REQUIRED FOR THE FOLLOWING:

In order to do this, the Owner requires the Consent of the Committee for a Conveyance.

The land to be severed, shown as Part 2 on the Draft 4R-Plan filed with the application, will have a frontage of 8.53 metres, to a depth of 27.45 metres and will contain a lot area of 234.2 square metres. This parcel will contain a new detached dwelling known municipally as 27 Sims Avenue.

The land to be retained, shown as Part 1 on the said Plan, will have a frontage of 8.53 metres to a depth of 27.45 metres and will contain a lot area of 234.2 square metres. This parcel will contain a new detached dwelling known municipally as 25 Sims Avenue.

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