

**Consent Applications
Section 53 of the *Planning Act***

**Wednesday, January 13, 2021
1:00 p.m.**

File Nos.: D08-01-20/B-00369 to B-00371
Owner(s): Stephen Fazli
Location: 630 Tweedsmuir Ave., (257, 259, 261) Dovercourt Ave.
Ward: 15-Kitchissippi
Legal Description: Lot 7, Registered Plan 451
Zoning: R3S
Zoning By-law: 2008-250

PURPOSE OF THE APPLICATIONS:

The Owner wants to subdivide his property into three separate lots for the construction of a new detached dwelling on one lot and the other lots will contain a semi-detached dwelling. The existing detached dwelling will be demolished.

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 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-00369 | 9.10 m (Dovercourt Ave.) | 15.54 m | 141 sq. m | 1 | 261 Dovercourt Ave. (one half of the semi-detached dwelling) |
| B-00370 | 9.12 m (Dovercourt Ave.) | 15.54 m | 141 sq. m | 2 | 259 Dovercourt Ave. (the other half of the semi-detached dwelling) |
| B-00371 | 14.35 m (Dovercourt Ave.) | 15.54 m | 222.5 sq. m | 3 and 4 | 257 Dovercourt Ave. (detached dwelling) |

Approval of these applications will have the effect of creating three separate parcels of land, all of which will not be in conformity with the requirements of the Zoning By-law and therefore, Minor Variance Applications (D08-02-20/A-00321 to A-00323) have been filed and will be heard concurrently with these applications.