

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

**Wednesday, February 17, 2021
6:30 p.m.**

File Nos.: D08-01-20/B-00400, B-00401
Owner(s): Domenica Repaci
Location: 22 (20) Kemp Drive
Ward: 10-Gloucester-Southgate
Legal Description: Lot 16, Registered Plan 634
Zoning: R1CC
Zoning By-law: 2008-250

PURPOSE OF THE APPLICATIONS:

The Owner wants to subdivide its property into two separate lots for the construction of a new detached dwelling on one parcel (easterly) and the other parcel (westerly) will contain the existing detached dwelling.

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-00400	17.48 m (Kemp Dr.)	57.91 m	1,011.9 sq. m	1 and 2	22 Kemp Dr. (existing detached dwelling to remain)
B-00401	17.88 m (Kemp Dr.)	57.91 m	1,035.6 sq. m	3 and 4	20 Kemp Dr. (proposed detached dwelling)

Approval of these applications will have the effect of creating two separate parcels of land, both of which will not be in conformity with the requirements of the Zoning By-law and therefore, Minor Variance Applications (D08-02-20/A-00352 to A-00353) have been filed and will be heard concurrently with these applications.

The Applications indicate that Parts 2 & 4 are subject to existing utility easements.