

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

**Wednesday, February 17, 2021
1:00 p.m.**

File Nos.: D08-01-20/B-00395, B-00396
Owner(s): Heather Fraser and David D'andrea
Location: 304 (304A),(306A) Lanark Avenue
Ward: 15-Kitchissippi
Legal Description: Lot 6, Registered Plan 267
Zoning: R3EE
Zoning By-law: 2008-250

PURPOSE OF THE APPLICATIONS:

The Owners want to subdivide their property into two separate parcels of land in order to establish separate ownerships for the construction of two long semi-detached dwellings.

CONSENT IS REQUIRED FOR THE FOLLOWING:

In order to do this, the Owners require 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-00395	10.06 m	34.75 m	349.3 sq. m	3 and 4	304A Lanark Ave., one long semi-detached unit
B-00396	10.05 m	34.75 m	349.6 sq. m	1 and 2	306A Lanark Ave., one long semi-detached unit

*It is proposed to Grant an Easement/Right-of-Way over Part 3 for vehicular access in favour of the Owner of Parts 1 and 2.

**It is also proposed to Grant an Easement/Right-of-Way over Part 2 for vehicular access in favour of the Owner of Parts 3 and 4.

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-00341 to A-00342) have been filed and will be heard concurrently with these applications.