

CONSENT APPLICATIONS
Under Section 53 of the *Planning Act*

To be held on Wednesday, March 18, 2020, starting at 6:30 p.m.
Ben Franklin Place, The Chamber, Main Floor, 101 Centrepointe Drive

File Nos.: D08-01-20/B-00034, D08-01-20/B-00035
Owner(s): 1944 Lenester Avenue Inc.
Location: 1944 (1946) Lenester Avenue
Ward: 7 - Bay
Legal Description: Part of Lot 2, Registered Plan 330458
Zoning: R1GG
Zoning By-law: 2008-250

PURPOSE OF THE APPLICATIONS:

The Owners want to subdivide their property into two separate parcels. It is proposed to demolish the existing detached dwelling and construct two new detached dwellings, with one dwelling on each of the newly created parcels.

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 Nos.	Municipal Address
B-00034	19.05 m	41.54 m (irregular)	709.2 sq. m	1 and 2	1944 Lenester Ave. (proposed detached dwelling)
B-00035	19.05 m	42.20m (irregular)	764.2 sq. m	3 and 4	1946 Lenester Ave. (proposed detached dwelling)

Approval of these applications will have the effect of creating two separate parcels of land. Both parcels will not be in conformity with the requirements of the Zoning By-law and therefore, Minor Variance Applications (D08-02-20/A-00028 & D08-02-20/A-00029) have been filed and will be heard concurrently with these applications.