

APPLICATION FOR CANCELLATION CERTIFICATE

TO: The Corporation of the Township of Southgate

RE: Consolidation of 15 & 17 Bell Circle, Dundalk

Applicant: 2803392 Ontario Inc.
c/o Kevin Farmer, President

This is an Application for a Certificate of Cancellation pursuant to s. 53(45) of the *Planning Act* (the "Act") to revoke a previously issued consent under the Act.

Background

15 & 17 Bell Circle, Dundalk are two lots created pursuant to a consent previously issued under the Act. Although these two separate lots have been under the common ownership of a single owner for many years, the two separate lots would still be subject to s. 50(12) of the Act. S. 50(12) of the Act is the statutory authority for the rule commonly known as "once a consent, always a consent". As it relates to 15 & 17 Bell Circle, this means that the two properties should never merge back to a single lot, even when under common ownership.

The owner of these two parcels, 2803392 Ontario Inc., is seeking Site Plan approval for certain proposed development of the properties. The draft Site Plan does not maintain the requisite set-back requirements under the Southgate Zoning By-Law 19-2002, as amended, unless the two properties are merged and treated as one.

Application

As such, the applicant applies under s. 53(45) of the Act for the issuance of a Certificate of Cancellation of the previous consent which created 15 & 17 Bell Circle. The objective of this request is to have the two properties merge into a single lot.

Subject Properties

1. Part Lot 232, Concession 2, Southwest of the Toronto and Sydenham Road, Proton, described as Part 17, Plan 17R-1315; Township of Southgate (PIN: 37268-0611)
2. Part Lot 232, Concession 2, Southwest of the Toronto and Sydenham Road, Proton, described as Parts 15-16, 17R-1315; Township of Southgate (PIN: 37278-0520)

R-Plan 17R-1315 is attached.