

CONSENT APPLICATIONS
Under Section 53 of the *Planning Act*

To be held on Wednesday, April 19, 2017, starting at 1:00 p.m.
Ben Franklin Place, The Chamber, Main Floor, 101 Centrepointe Drive

File Nos.: D08-01-16/B-00328 & D08-01-16/B-00329
Owner(s): Annette Bateman
Location: 625, (623) Lyon Street South
Ward: 17 - Capital
Legal Description: Lot 10, Registered Plan 168714
Zoning: R3P
Zoning By-law: 2008-250 as amended

PURPOSE OF THE APPLICATIONS:

On January 18, 2017, the Committee of Adjustment adjourned these applications to allow the Owner time to consult with neighbours, revise the plans and revise the Minor Variance requests.

The Owner wants to demolish the existing duplex dwelling located on the property and subdivide the property into two separate parcels of land in order to create separate ownerships for a proposed three-storey semi-detached dwelling, with one half on each of the newly created parcels.

CONSENT IS REQUIRED FOR THE FOLLOWING:

In order to do this, the Owner requires the Consent of the Committee for Conveyances and a Joint-Use and Maintenance Agreement. The property is shown as Parts 1 and 2 on a Draft 4R-Plan filed with the applications and the separate parcels will be as follows:

File no.	Frontage	Depth	Area	Part	Municipal Address
B-00328	14.27 m	20.13 m (irreg.)	154.2 sq. m	1	623 Lyon Street South
B-00329	7.26 m	20.13 m	145.6 sq. m	2	625 Lyon Street South

The proposed parcels of land will not be in conformity with the requirements of the Zoning By-law and therefore, Applications for Minor Variances (D08-02-16/A-00309 & D08-02-16/A-00310) have been filed and will be heard concurrently with these applications.