

CONSENT APPLICATIONS
Under Section 53 of the *Planning Act*

To be held on Wednesday, December 6, 2017, starting at 1:00 p.m.
Ben Franklin Place, The Chamber, Main Floor, 101 Centrepointe Drive

File No.: D08-01-17/B-00374 to D08-01-17/B-00376
Owner(s): Arterra Homes Inc.
Location: 31 Simcoe Street, (134 & 136) Evelyn Avenue
Ward: 17 - Capital
Legal Description: Lot 136 & 137, Reg. Plan 110574
Zoning: R3P
Zoning By-law: 2008-250 & 2017-245

PURPOSE OF THE APPLICATIONS:

The Owner wants to subdivide its property into three separate parcels of land in order to establish separate ownerships for each of the newly created parcels. The existing two-storey detached dwelling as well as the detached garage are to be demolished. It is proposed to construct a new three-storey semi-detached dwelling on two of the newly created parcels, facing Evelyn Avenue, and a new two-storey detached dwelling is to be constructed on the other newly created parcel, facing on Simcoe Street.

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	Parts	Municipal Address
B-00374	7.56 m	23.30 m (irregular)	174.4 sq. m.	1	(136) Evelyn Avenue
B-00375	7.56 m	22.30 m (irregular)	167.2 sq. m.	2	(134) Evelyn Avenue
B-00376	13.86 m	20.98 m (irregular)	288.6 sq. m.	3 & 4	31 Simcoe Street

Approval of these applications will have the effect of creating three separate parcels of land. The proposed development will not be in conformity with the requirements of the Zoning By-law and therefore, Applications for Minor Variances (D08-02-17/A-00304, D08-02-17/A-00310 & D08-02-17/A-00311) have been filed and will be heard concurrently with these applications.