

CONSENT APPLICATIONS
Under Section 53 of the *Planning Act*

To be held on Wednesday, January 17, 2018, starting at 1:00 p.m.
Ben Franklin Place, The Chamber, Main Floor, 101 Centrepointe Drive

File No.: D08-01-17/B-00397 & D08-01-17/B-00398
Owner(s): Aaron Tam
Location: 101 & (103) Bell Street North
Ward: 14 - Somerset
Legal Description: Part Lot 172, Reg. Plan 3459
Zoning: R4H
Zoning By-law: 2008-250

PURPOSE OF THE APPLICATIONS:

The Owner wants to subdivide his property into two separate parcels of land. It is proposed to demolish the existing detached garage located at the rear of the property and construct a two-storey detached dwelling on the southern parcel. The existing three-unit dwelling is to remain on the northern parcel.

CONSENT IS REQUIRED FOR THE FOLLOWING:

In order to do this, the Owner requires the Consent of the Committee for Conveyances, Grant of Easement/Right-of-Way and a Joint-Use and Maintenance Agreement. 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-00397	8.74 m	21.57 m	187.6 sq. m.	1 & 2	101 Bell Street North (existing three-unit dwelling)
B-00398	11.30 m	21.57 m	243.7 sq. m.	3 & 4	103 Bell Street North (proposed detached dwelling)

It is proposed to establish reciprocal easements/right-of-ways over Part 2 for the benefit of Parts 3 & 4 and over Part 3 for the benefit of Parts 1 & 2 for the purpose of accessing the parking spaces to be located in the rear yard.

The proposed parcels of land will not be in conformity with the requirements of the Zoning By-law and therefore, Applications for Minor Variances (D08-02-17/A-00327 & D08-02-17/A-00328) have been filed and will be heard concurrently with these applications.