

CONSENT APPLICATIONS
Under Section 53 of the *Planning Act*

To be held on Wednesday, February 7, 2018, starting at 6:30 p.m.
Ben Franklin Place, The Chamber, Main Floor, 101 Centrepointe Drive

File Nos.: D08-01-17/B-00427 to D08-01-17/B-00430
Owner(s): Joey Theberge
Location: (19), 21, (23 and 25) Withrow Avenue (Under Agreement of Purchase and Sale)
Ward: 8 - College
Legal Description: Lots 407, 408, 409, 410, 411, 412 & 413 and Part of Lot 414 and Part of Adjacent Lane (Closed By Judge's Order CR294685) and Part of St. Helen's Place (Closed by Judge's Order Inst. CR294865), Reg. Plan 375
Zoning: R1FF [632]
Zoning By-law: 2008-250

PURPOSE OF THE APPLICATIONS:

The parcel includes seven whole lots on a Plan of Subdivision, part of a closed lane adjacent to the lots and part of St. Helen's Place, a closed road allowance. In order to facilitate the creation of four new residential lots for development, The Owner wants to subdivide half of the rear lane adjacent to the seven lots into four separate parcels of land. The newly created parcels will be added to seven lots from the originally established Plan of Subdivision (No. 375). Part 4 on the Reference Plan (Lot 407 on Plan No. 375) will be combined with part of St. Helen's Place, a closed road allowance, to form the fourth new lot. Each of the newly created parcels will contain a proposed two-storey detached dwelling

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 8 on a Draft 4R-Plan filed with the applications and the separate parcels will be as follows:

File No.	Frontage	Depth	Area	Part No.	Municipal Address
B-00427	15.9 m	29 m	460.6 m ²	1 & 5	19 Withrow Ave., proposed detached dwelling

File No.	Frontage	Depth	Area	Part No.	Municipal Address
B-00428	15.2 m	29 m	441.5 m ²	2 & 6	21 Withrow Ave., proposed detached dwelling
B-00429	15.2 m	29 m	441.5 m ²	3 & 7	23 Withrow Ave., proposed detached dwelling
B-00430	15.2 m	29 m	441.5 m ²	4 & 8	25 Withrow Ave., proposed detached dwelling

Approval of these applications will have the effect of creating four separate parcels of land. The parcels as well as the proposed development on the parcels will not be in conformity with the requirements of the Zoning By-law and therefore, Minor Variance Applications (D08-02-17/A-00345 to D08-02-17/A-00348) have been filed and will be heard concurrently with these applications.