

CONSENT APPLICATIONS
Under Section 53 of the *Planning Act*

To be held on Wednesday, June 20, 2018, starting at 1:00 p.m.
Ben Franklin Place, The Chamber, Main Floor, 101 Centrepointe Drive

File Nos.: D08-01-18/B-00195 & D08-01-18/B-00196
Owner(s): Rosetta Giammaria
Location: 118, (120 A & 120 B) Lees Avenue
Ward: 17 - Capital
Legal Description: Part Lots 63, 64 & 65 and part of lane, Reg. Plan 97162
Zoning: R3P
Zoning By-law: 2008-250 and 2017-245

PURPOSE OF THE APPLICATIONS:

The Owner wants to subdivide her property into two separate parcels of land. One parcel will contain the existing townhouse dwelling, and it is proposed to construct a three-storey duplex dwelling on the other parcel.

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 6 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-00195	6.18 m	25.21 m	154.9 sq. m	1,4,5	118 Lees Avenue (existing townhouse dwelling)
B-00196	7.89 m	25.21 m	202.9 sq. m	2,3,6	120 A & 120 B Lees Ave. (proposed duplex dwelling)

It appears that there is an existing right-of-way over Part 4 for the benefit of the Owner of 116 Lees Avenue for parking and an existing right-of-way over Parts 15, 16, 5 and 6 (shown on the Draft 4R-Plan) for the benefit of the Owners of 114, 116 & 118 Lees Avenue for access to the rear yards.

Approval of these applications will have the effect of creating two parcels of land and both of the parcels and the existing dwelling and proposed duplex dwelling will not be in conformity with the requirements of the Zoning By-law and therefore Minor Variance Applications (D08-02-18/A-00190 & D08-02-18/A-00191) have been filed and will be heard concurrently with these applications.