

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-00090 to D08-01-18/B-00092
Owner(s): Kevin Tang, Meng Tang and Jin Lian Li
Location: 9, (7 & 11) Anderson Street
Ward: 14 - Somerset
Legal Description: Part Lots 24 & 26, Reg. Plan 55
Zoning: R4H
Zoning By-law: 2008-250

PURPOSE OF THE APPLICATIONS:

At its Hearing on May 2, the Committee of Adjustment adjourned these Consent applications and the accompanying Minor Variance applications to allow the Owners time to file revised documents and plans.

The Owners want to subdivide their property into three separate parcels of land. It is proposed to construct a three-storey, three-unit townhouse dwelling, with one unit on each newly created parcel of land. Indoor parking for each unit will be provided on the ground floor and will be accessed from a common laneway located in the westerly interior side yard. Access to each unit will also be provided from the indoor parking spaces.

CONSENT IS REQUIRED FOR THE FOLLOWING:

In order to do this, the Owners require 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 Plan filed with the applications and the separate parcels will be as follows:

File No.	Frontage	Depth	Area	Part No.	Municipal Address
B-00090	3.44 m	13.67 m	105 sq. m	2	7 Anderson St., proposed unit
B-00091	9.47 m	6.87 m	65 sq. m	1	9 Anderson St., proposed unit
B-00092	4.70 m	27.33 m	177 sq. m	3 & 4	11 Anderson St., proposed unit

It is proposed to grant an easement/right-of-way over Part 4 in favour of Parts 1 & 2 for pedestrian and vehicular access.

Approval of these applications will have the effect of creating three separate parcels of land. All of 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 (D08-02-18/A-00096 to D08-02-18/A-00098) have been filed and will be heard concurrently with these applications.