

CONSENT APPLICATIONS
Under Section 53 of the *Planning Act*

To be held on Wednesday, January 16, 2019, starting at 1:00 p.m.
Ben Franklin Place, The Chamber, Main Floor, 101 Centrepointe Drive

File Nos.: D08-01-18/B-00401 to D08-01-18/B-00403
Owner(s): 1918473 Ontario Inc.
Location: 236 (236A, 236B, 238A, 238B, 238C) Lebreton Street North
Ward: 15 - Kitchissippi
Legal Description: Lot 1, Registered Plan 32
Zoning: R4T H(85) ASL
Zoning By-law: 2008-250

PURPOSE OF THE APPLICATIONS:

The Owner wants to demolish the existing dwelling and subdivide the property into three separate parcels of land. It is proposed to construct a new three-storey, three-unit townhouse dwelling with secondary dwelling units in the basement of two of the units.

CONSENT IS REQUIRED FOR THE FOLLOWING:

In order to do this, the Owner requires the Consent of the Committee for Conveyances, Grants of Easement/Rights-of-Way and a Joint-Use/Maintenance Agreement. 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-00401	6.04 m	28.45 m	145.8 m ²	1 & 2	238C Lebreton St., N., one unit

It is proposed to grant an easement/right-of-way over Part 1 in favour of the owners of Parts 3 to 8 for access to the rear yard parking.

B-00402	5.25 m	12.58 m	65.3 m ²	3	238A, 238B Lebreton St., N., one unit with a secondary dwelling unit
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File No.	Frontage	Depth	Area	Part No.	Municipal Address
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B-00403	2.74 m	28.43 m	188.2 m ²	4 to 8	236A, 236B Lebreton St., N., one unit with a secondary dwelling unit
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It is proposed to grant an easement/right-of-way over Part 5 in favour of Parts 1 to 4 and 6 to 7, over Part 6 in favour of Parts 1 & 2, over Part 7 in favour of Part 3 for access to rear yard parking. Over Part 8 for access to the side entry in favour of Part 3.

Approval of these applications will have the effect of creating three separate parcels of land. All the parcels as well as the proposed development on each of the parcels will not be in conformity with the requirements of the Zoning By-law and therefore, Minor Variance Applications D08-02-18/A-00399 to D08-02-18/A-00401 have been filed and will be heard concurrently with these applications.