

CONSENT APPLICATIONS
Under Section 53 of the *Planning Act*

To be held on Wednesday, March 6, 2019, starting at 6:30 p.m.
Ben Franklin Place, The Chamber, Main Floor, 101 Centrepointe Drive

File Nos.: D08-01-19/B-00004 & D08-01-19/B-00005
Owner(s): Kirk De Fazio and Patricia Whelan
Location: (799), 801, (803) Walkley Road
Ward: 16 - River
Legal Description: Part of Lot 24, Concession Junction Gore
Zoning: R1GG
Zoning By-law: 2008-250

ADJOURNED FROM FEBRUARY 6 HEARING

PURPOSE OF THE APPLICATIONS:

The Owners want to demolish their existing dwelling, carport and pool and subdivide the property into three separate parcels of land. One parcel will contain a proposed two-storey detached dwelling and the other two parcels will remain vacant for future residential development. Prior to the Committee's Hearing on February 6, 2019, it was determined that an amendment to the requested variances was required. As a result, this application is being re-circulated.

CONSENT IS REQUIRED FOR THE FOLLOWING:

In order to do this, the Owners require the Consent of the Committee for Conveyances. The property is shown as Parts 1, 2 and 3 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-00004 | 15.5 m (amended) | 60.98 m (Irregular) | 893.5 (amended) | 2 | 801 Walkley Rd., vacant parcel |
| B-00005 | 15.49 m (amended) | 58.44 m (Irregular) | 893.5 (amended) | 3 | 803 Walkley Rd., vacant parcel |

The lands to be retained, shown as Part 1 on a Draft 4R-Plan filed with the applications, will have frontage of **18.25** metres on Walkley Road, an irregular depth of 63.99 metres and will contain an area of **1124.8** square metres. This parcel will contain a proposed two-storey detached dwelling that will be known municipally as 799 Walkley Road.
(amended)

Approval of these applications will have the effect of creating three separate parcels of land. Two of the parcels will not be in conformity with the requirements of the Zoning By-law and therefore, Minor Variance Applications D08-02-19/A-00003 & D08-02-19/A-00004 have been filed and will be heard concurrently with these applications.