

CONSENT APPLICATIONS
Under Section 53 of the *Planning Act*

To be held on Wednesday, February 19, 2020, starting at 1:00 p.m.
Ben Franklin Place, The Chamber, Main Floor, 101 Centrepointe Drive

File Nos.: D08-01-20/B-00014 to D08-01-20/B-00016
Owner(s): Kevin and Meng Tang and Jin Lian Li
Location: 9, (7 & 11) Anderson Street
Ward: 14 - Somerset
Legal Description: Part of Lots 24 & 26, Reg. Plan 55
Zoning: R4H
Zoning By-law: 2008-250

PURPOSE OF THE APPLICATIONS:

In 2018, the Committee granted Consent Applications (D08-01-18/B-00090 to D08-01-18/B-00092) and Minor Variance Applications (D08-02-18/A-00096 to D08-02-18/A-00098) pertaining to the development of this property. The consent applications were not completed within the required statutory timelines and the Owners are now reapplying to subdivide their property into three separate parcels of land.

One unit of the 3-storey, three-unit townhouse dwelling currently under construction, will be located on each of the newly created parcels of land. Parking for each unit will be accessed from a common laneway located on the western side of the property.

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-00014	9.46 m	6.87 m	65 sq. m	1	9 Anderson St., one unit
B-00015	3.44 m	13.67 m	105 sq. m	2	7 Anderson St., one unit
B-00016	4.70 m	27.33 m	177 sq. m	3 & 4	11 Anderson St., one unit and common driveway

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 will be in conformity with the requirements of the Zoning By-law and therefore, Minor Variance applications are not required.

THE APPLICATIONS indicate that the Property is not the subject of any other current applications under the *Planning Act*.