

Consent Applications
Section 53 of the *Planning Act*

Wednesday, January 13, 2021
1:00 p.m.

File Nos.: D08-01-20/B-00354, D08-01-20/B-00355
Owner(s): 2563636 Ontario Inc.(Windmill) (Under Agreement of Purchase and Sale)
Location: 1040 Bank Street, 15 Aylmer Ave.
Ward: 17-Capital
Legal Description: Part of Lots 6 and 8, East of Galt Street, Registered Plan 36
Zoning: TM[2429] S376
Zoning By-law: 2008-250

PURPOSE OF THE APPLICATIONS:

The Owner wants to subdivide its property into two separate parcels of land for the partial redevelopment of the site. It is proposed to create a new parcel at the rear of the property, with frontage on Galt Street and Aylmer Avenue, for the construction of a new six-storey residential building with an underground parking garage, as well as a four-unit townhouse row. The existing assembly hall on this portion of the property will be demolished. The Southminster United Church is to remain 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, Partial discharge of mortgage/charge, Mortgage/charge and a Maintenance and joint-use agreement. The property is shown as Parts 1 and 2 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-00354	20.15 m (Aylmer) 50.58 m (Galt)	irregular	1,374 sq. m	1	15 Aylmer Avenue (proposed residential development)
B-00355	14.61 m (Bank) 62.22 m (Aylmer)	Irregular	1,815 sq. m	2	1040 Bank Street (existing church)

THE APPLICATIONS indicate that the Property is the subject of a Site Plan Application (D07-12-20-0061) under the *Planning Act*.