

**CONSENT APPLICATIONS**  
**Under Section 53 of the *Planning Act***

**To be held on Wednesday, September 21, 2016, starting at 1:00 p.m.**  
**Ben Franklin Place, The Chamber, Main Floor, 101 Centrepointe Drive**

**File Nos.:** D08-01-16/B-00244 & D08-01-16/B-00246  
**Owner(s):** Travis MacLean  
**Location:** 114 & (116) Sherbrooke Avenue  
**Ward:** 15 - Kitchissippi  
**Legal Description:** Part Lots 20 & 21, Reg. Plan 95  
**Zoning:** R4K  
**Zoning By-law:** 2008-250 as amended

**PURPOSE OF THE APPLICATIONS:**

The Owner wants to demolish the existing dwelling and shed and subdivide his property into two separate parcels of land. It is proposed to construct two, three-storey three unit dwellings, with one dwelling on each newly created parcel. It is proposed to establish a shared driveway between the buildings to provide access to rear yard parking spaces.

**CONSENT IS REQUIRED FOR THE FOLLOWING:**

In order to do this, the Owner requires 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 6 on a Draft 4R-Plan filed with the applications and the separate parcels will be as follows:

File No.	Frontage	Depth	Area	Parts	Municipal Address
B-00244	9.14 m	31.56 m	288.3 sq. m	1 - 3	114 Sherbrooke Avenue
B-00246	9.14 m	31.56 m	289.0 sq. m	4 - 6	116 Sherbrooke Avenue

It is proposed to establish reciprocal Rights-of-Ways over Parts 3 & 6 for the benefit of the Owner of Parts 4, 5 & 6 and the Owner of Parts 1, 2 & 3 respectively, for access to the shared parking at the rear and grant reciprocal Easements/Rights-of-Ways over Parts 2 & 5 in favour of the Owner of Parts 4, 5 & 6 and the Owner of Parts 1, 2 & 3 respectively, for access to the parking spaces on Part 5 and Part 2.

The proposed parcels of land and buildings will not be in conformity with the requirements of the Zoning By-law and therefore, Applications for Minor Variances (D08-02-16/A-00246 & D08-02-16/A-00247) have been filed and will be heard concurrently with these applications.