

CONSENT APPLICATIONS
Under Section 53 of the *Planning Act*

To be held on Wednesday, April 5, 2017, starting at 1:00 p.m.
Ben Franklin Place, The Chamber, Main Floor, 101 Centrepointe Drive

File No.: D08-01-17/B-00032 & D08-01-17/B-00033
Owner(s): Larco Corporation
Location: 94, (92A & 92B, 94A & 94B) Pinhey Street
Ward: 15 - Kitchissippi
Legal Description: Lot 5 & Part Lot 4 (West Pinhey St.), Reg. Plan 105
Zoning: R4H
Zoning By-law: 2008-250

PURPOSE OF THE APPLICATIONS:

The Owner wants to subdivide its vacant property into two separate parcels of land, to be further subdivided after construction. It is proposed to construct two, three-storey long (front-to-back) semi-detached dwellings, for a total of four dwelling units, with one semi-detached dwelling (two dwelling units) on each of the newly created parcels.

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, Grant of Easement/Right-of-Way and a Joint-Use and Maintenance Agreement. The property is shown as Parts 1 to 12 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-00032	11.54 m	26.98 m	307.6 sq.m	1, 8 to 12	94A & 94B Pinhey Street
B-00033	11.45 m	26.58 m	304.3 sq. m	2 to 7	92A & 92B Pinhey Street

It is proposed to create Easements/Rights-of-Ways as follows:

An easement over Parts 2 & 7 for the benefit of the Owners of Parts 1, 8 to 12 for the purpose of maintenance of the semi-detached dwelling.

An easement over Parts 1 & 8 for the benefit of the Owners of Parts 2 to 7 for the purpose of maintenance of the semi-detached dwelling.

A right-of-way over Parts 4, 5 & 7 for the benefit of the Owners of Parts 1, 8 to 12 for the purpose of vehicular and pedestrian access.

A right-of-way over Parts 8, 10 & 11 for the benefit of the Owners of Parts 2 to 7 for the purpose of vehicular and pedestrian access.

A right-of-way over Part 2 for the benefit of the Owners of Parts 1, 8 to 12 for the purpose of pedestrian access and maintenance of the semi-detached dwelling.

A right-of-way over Part 1 for the benefit of the Owners of Parts 2 to 7 for the purpose of pedestrian access and maintenance of the semi-detached dwelling.

An easement over Parts 4, 5 & 7 for the benefit of the Owners of Parts 1, 8 to 12 for the purpose of accessing services.

An easement over Parts 8, 10 & 11 for the benefit of the Owners of Parts 2 to 7 for the purpose of accessing services.

It should be noted that Part 6 is partially located above Part 5 and that Part 9 is partially located above Part 10.

The proposed semi-detached dwellings will not be in conformity with the requirements of the Zoning By-law and therefore, Applications for Minor Variances (D08-02-17/A-00035 & D08-02-17/A-00036) have been filed and will be heard concurrently with these applications.