

COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

CONSENT APPLICATIONS Under Section 53 of the *Planning Act*

**To be held on Wednesday, May 3, 2017, starting at 1:00 p.m.
Ben Franklin Place, The Chamber, Main Floor, 101 Centrepointe Drive**

File No.: D08-01-17/B-00077 & D08-01-17/B-00078
Owner(s): JLG Developments Inc. & J&M Investments Ontario Inc.
Location: 341 (343) Tweedsmuir Avenue
Ward: 15 - Kitchissippi
Legal Description: Lot 16 and Part Lot 17, Registered Plan 263
Zoning: R4G
Zoning By-law: 2008-250

PURPOSE OF THE APPLICATIONS:

The Owners want to demolish the existing dwelling and subdivide the property into two separate parcels of land in order to create separate ownerships for two proposed three-storey three-unit dwellings, with one dwelling on each of the newly created parcels.

CONSENT IS REQUIRED FOR THE FOLLOWING:

In order to do this, the Owners require the Consent of the Committee for Conveyance and Grants of Easements/Rights of Way. The property is shown as Parts 1 to 4 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-00077	10.16 m	32.66 m	331.8 sq.m	1 & 2	341 Tweedsmuir Avenue
B-00078	10.16 m	32.66 m	331.9 sq. m	3 & 4	343 Tweedsmuir Avenue

It is proposed to create a right-of-way over Part 2 for the benefit of the Owners of Parts 3 & 4 for the purpose of vehicular and pedestrian access, as well as a right-of-way over Part 3 for the benefit of the Owners of Parts 1 & 2 for the purpose of vehicular and pedestrian access.

The proposed dwellings will not be in conformity with the requirements of the Zoning By-law and therefore Applications for Minor Variance (D08-02-17/A-00081 & D08-02-17/A-00082) have been filed and will be heard concurrently with these applications.