

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-00072 & D08-01-17/B-00073
Owner(s): Moira MacRae
Location: 540 Cole Avenue, (433) Princeton Avenue
Ward: 15 - Kitchissippi
Legal Description: Part Lot 26, Reg. Plan 235
Zoning: R3R
Zoning By-law: 2008-250

PURPOSE OF THE APPLICATIONS:

The Owner wants to demolish the existing dwelling and subdivide the property into two separate parcels of land in order to create separate ownerships for a proposed two-storey semi-detached dwelling, with one dwelling 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 and a Joint Use and Maintenance 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	Municipal Address
B-00072	7.71 m	16.67 m	128.9 sq. m	1	540 Cole Avenue
B-00073	11.16 m	16.60 m	184.0 sq. m	2	433 Princeton Avenue

The proposed parcels of land and 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-00079 & D08-02-17/A-00080) have been filed and will be heard concurrently with these applications.