

CONSENT APPLICATIONS
Under Section 53 of the *Planning Act*

To be held on Wednesday, November 15, 2017, starting at 1:00 p.m.
Ben Franklin Place, The Chamber, Main Floor, 101 Centrepointe Drive

File No.: D08-01-17/B-00366 & D08-01-17/B-00367
Owner(s): J & M Investments Ontario Inc. and JLG Developments Inc.
Location: 505, (505 A, 505 B, 505 C, 507 A, 507 B & 507 C) Churchill Avenue North
Ward: 15 - Kitchissippi
Legal Description: Part Block 2, Reg. Plan 42
Zoning: R3R
Zoning By-law: 2008-250

PURPOSE OF THE APPLICATIONS:

The Owners want to subdivide their property into two separate parcels of land. It is proposed to construct two, three-unit dwellings with one dwelling on each parcel and to establish an easement (driveway) between the two dwellings, leading to six parking spaces the rear yards.

CONSENT IS REQUIRED FOR THE FOLLOWING:

In order to do this, the Owners require the Consent of the Committee for Conveyances, Grants of Easements/Rights-of-Ways and a Joint-Use and Maintenance Agreement. 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-00366	10.1 m	37.9 m	381 sq. m	1 & 2	505 A, 505 B & 505 C Churchill Ave. North
B-00367	10.1 m	38.5 m	386 sq. m	3 & 4	507 A, 507 B & 507 C Churchill Ave. North

It is proposed to create reciprocal easements over Parts 2 & 3 for the benefit of the Owners of Parts 3 & 4 and Parts 1 & 2 respectively for the purpose of vehicular and pedestrian access to the proposed parking in the rear yard.

The proposed parcels of land will not be in conformity with the requirements of the Zoning By-law and therefore Applications for Minor Variances (D08-02-17/A-00296 & D08-02-17/00297) have been filed and will be heard concurrently with these applications.