

CONSENT APPLICATIONS
Under Section 53 of the *Planning Act*

To be held on Wednesday, January 17, 2018, starting at 1:00 p.m.
Ben Franklin Place, The Chamber, Main Floor, 101 Centrepointe Drive

File No.: D08-01-17/B-00395 & D08-01-17/B-00396
Owner(s): Falsetto Homes Inc.
Location: 348 and (350) Winona Avenue
Ward: 15 - Kitchissippi
Legal Description: Part of Lot 22, Reg. Plan 37
Zoning: R4G
Zoning By-law: 2008-250

PURPOSE OF THE APPLICATIONS:

The Owner wants to demolish the existing three-storey, three-unit dwelling and subdivide its property into two separate parcels of land. It is proposed to construct two three-storey, three-unit dwellings, with one three-unit dwelling on each of the proposed parcels.

CONSENT IS REQUIRED FOR THE FOLLOWING:

In order to do this, the Owner requires the Consent of the Committee for Conveyances, Grants of Easements/Right-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-00395	9.14 m	30.17 m	272.6 sq. m.	1 & 2	350 Winona Avenue
B-00396	9.14 m	30.17 m	272.5 sq. m.	3 & 4	348 Winona Avenue

It is proposed to establish reciprocal easements/right-of-ways over Part 2 for the benefit of Parts 3 & 4 and over Part 3 for the benefit of Parts 1 & 2 for the purpose of accessing the parking spaces to be located 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-00325 & D08-02-17/A-00326) have been filed and will be heard concurrently with these applications.