

CONSENT APPLICATION
Under Section 53 of the *Planning Act*

To be held on Wednesday, February 7, 2018, starting at 1:00 p.m.
Ben Franklin Place, The Chamber, Main Floor, 101 Centrepointe Drive

File No.: D08-01-17/B-00451
Owner(s): MJ Groupe Perfectus
Location: (372), 374 Berkley Avenue
Ward: 15 - Kitchissippi
Legal Description: Lot 14, Reg. Plan 270
Zoning: R3S
Zoning By-law: 2008-250

PURPOSE OF THE APPLICATION:

The Owner wants to demolish the existing dwelling and detached garage and subdivide the property into two separate parcels of land. Each parcel will contain one half of a proposed two-storey semi-detached dwelling with rooftop terraces.

CONSENT IS REQUIRED FOR THE FOLLOWING:

In order to do this, the Owner requires the Consent of the Committee for a Conveyance.

The lands to be severed, shown as Part 1 on a Draft 4R-Plan filed with the application, will have frontage of 8.8 metres on Berkley Avenue, a depth of 20.8 metres and will contain an area of 183.8 square metres. This parcel will contain one half of a semi-detached dwelling known municipally as 372 Berkley Avenue.

The lands to be retained, shown as Part 2 on the plan filed, will have frontage of 8.8 metres on Berkley Avenue, a depth of 20.8 metres and will contain an area of 183.8 square metres. This parcel will contain the other half of a semi-detached dwelling known municipally as 374 Berkley Avenue.

Approval of this application will have the effect of creating two separate parcels of land. The proposed development on the parcels will not be in conformity with the requirements of the Zoning By-law and therefore, Minor Variance Applications (D08-023-17/A-00366 and D08-02-17/A-00367) have been filed and will be heard concurrently with this application.