

**CONSENT APPLICATIONS**  
**Under Section 53 of the *Planning Act***

**To be held on Wednesday, March 21, 2018, starting at 1:00 p.m.**  
**Ben Franklin Place, The Chamber, Main Floor, 101 Centrepointe Drive**

**File Nos.:** D08-01-18/B-00041, D08-01-18/B-00042  
**Owner(s):** Nuria Rodriguez  
**Location:** 155 (153) Northwestern Avenue  
**Ward:** 15-Kitchissippi  
**Legal Description:** Part of Lot 40, Registered Plan 331  
**Zoning:** R2D[2159]  
**Zoning By-law:** 2008-250

**PURPOSE OF THE APPLICATIONS:**

The Owner wants to subdivide her property into two separate parcels of land to permit the development of a semi-detached dwelling, with one semi-detached dwelling unit on each of the proposed parcels. The existing detached dwelling is to be demolished.

**CONSENT IS REQUIRED FOR THE FOLLOWING:**

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

The property is shown on a Draft R-Plan filed with the applications and the separate parcels will be as follows:

File Nos.	Part Nos.	Frontage	Depth	Area	Municipal Address
B-00141	1	7.62 m	41.47 m	316.3 square metres	153 Northwestern Avenue (existing detached dwelling straddling the proposed property line and shed are to be demolished).
B-00142	2	7.62 m	41.62 m	316.9 square metres	155 Northwestern Avenue (existing detached dwelling straddling the proposed property is to be demolished)

Approval of these applications will have the effect of creating two new lots which will not be in conformity with the requirements of the Zoning By-law and therefore Minor Variance Applications (D08-02-18/A-00041 and D08-02-18/A-00042) have been filed and will be heard concurrently with these applications.