

**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-00047 & D08-01-18/B-00048
Owner(s): Steven and Russell Ferrier
Location: (196) and 198 Carruthers Avenue
Ward: 15 - Kitchissippi
Legal Description: Part of Lot 17, Reg. Plan 83
Zoning: R4H
Zoning By-law: 2008-250

PURPOSE OF THE APPLICATIONS:

In 2017, the Committee of Adjustment approved a Minor Variance Application (D08-02-17/A-00123) for the construction of a three-storey, long semi-detached dwelling, which remains in effect. The Owners are now applying to subdivide the property into two separate parcels of land in order to create separate ownerships for the long semi-detached dwelling, which is currently under construction, with one dwelling unit on each of the proposed new parcels.

CONSENT IS REQUIRED FOR THE FOLLOWING:

In order to do this, the Owners require the Consent of the Committee for Conveyances, a Grant of Easement/Right-of-Way as well as a Joint-Use and Maintenance Agreement. The property is shown as Parts 1 to 5 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-00047	8.47 m	13.02 m (Irregular)	110.2 sq. m.	1 & 2*	(196) Carruthers Avenue
B-00048	1.6 m	14.82 m (Irregular)	170.2 sq. m.	3, 5 & 4*	198 Carruthers Avenue

*It is proposed to create a right-of-way over Parts 3 and 5 for the benefit of the Owners of Parts 1 & 2 for the purpose of vehicular and pedestrian access. Also, it is proposed to create a right-of-way over Part 2 for the benefit of the Owners of Parts 3, 4 & 5 for the purpose of vehicular and pedestrian access.

THE APPLICATIONS indicate that the Property is not the subject of any other current applications under the *Planning Act*.