

CONSENT APPLICATIONS
Under Section 53 of the *Planning Act*

To be held on Wednesday, May 16, 2018, starting at 1:00 p.m.
Ben Franklin Place, The Chamber, Main Floor, 101 Centrepointe Drive

File Nos.: D08-01-18/B-00109 to D08-01-18/B-00112
Owner(s): Larco Corporation
Location: 92A, 92B, 94A, 94B Pinhey Street
Ward: 15 - Kitchissippi
Legal Description: Lot 5 and Part of Lot 4 (West Pinhey Street), Reg. Plan 105
Zoning: R4H
Zoning By-law: 2008-250

PURPOSE OF THE APPLICATIONS:

In 2017, the Committee granted Consent Applications (D08-01-17/B-00032 and D08-01-18/B-00033) and Minor Variance Applications (D08-02-17/A-00035 & D08-02-17/A-00036) pertaining to development of this property. The Owner now wants subdivide the property into four separate parcels of land in order to establish separate ownerships for each unit of the two long semi-detached dwellings.

CONSENT IS REQUIRED FOR THE FOLLOWING:

In order to do this, the Owner requires the Consent of the Committee for Conveyances, a Partial Discharge of Mortgage/Charge and Grants of Easements/Rights-of-Way.

File No.	Frontage	Depth	Area	Part No.	Municipal Address
B-00109	1.5 m	26.67 m (Irregular)	203.3 m ²	1, 8, 11 & 12	94B Pinhey St., one unit

It is proposed to grant an easement over Parts 8, 11 & 12, Plan 4R-30449 in favour of the owner of 94A Pinhey Street for maintenance, repair and replacement of the building, fencing, landscaping and services and a right-of-way over Parts 8 & 11 for passage of persons, animals and vehicles in favour of 94A Pinhey Street.

It is also proposed to release an easement/right-of-way over Part 1, Plan 4R-30449 since access is not required

File No.	Frontage	Depth	Area	Part No.	Municipal Address
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B-00110	10.04 m	10.4 m	104.3 m ²	9,10, 15 & 16	94A Pinhey St., one unit
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It is proposed to grant an easement/right-of-way over Parts 9, 10, 15 and 16, Plan 4R-30449 in favour of the Owner of 94B Pinhey Street for maintenance, repair, replacement of the building, fencing, landscaping and services and a right-of-way over Parts 10 & 16 in favour of 94B Pinhey Street for access of persons, animals and vehicles.

It is also proposed to release an existing easement at 94A Pinhey Street

File No.	Frontage	Depth	Area	Part No.	Municipal Address
B-00111	1.5 m	26.67 m (Irregular)	200.6 m ²	2, 3, 4 & 7	92B Pinhey St., one unit

It is proposed to grant an easement over Parts 3, 4 & 7 in favour of the owner of 92A Pinhey Street for maintenance, repair and replacement of the building, fencing, landscaping and services and a right-of-way over Parts 4 & 7 in favour of 92A Pinhey Street for passage of persons, animals and vehicles.

It is also proposed to release an existing easement/right-of-way over Part 2, since access is not required.

File No.	Frontage	Depth	Area	Part No.	Municipal Address
B-00112	9.95 m	10.4 m	103.7 m ²	5, 6, 13 & 14	92A Pinhey St., one unit

It is proposed to grant an easement over Parts 5, 6 & 13 and 14 in favour of the owner of 92B Pinhey Street for maintenance and a right-of-way over, Parts 5 & 14 for passage of persons, animals and vehicles.

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