

CONSENT APPLICATIONS
Under Section 53 of the *Planning Act*

To be held on Wednesday, July 4, 2018, starting at 1:00 p.m.
Ben Franklin Place, The Chamber, Main Floor, 101 Centrepointe Drive

File Nos.: D08-01-18/B-00028 & D08-01-18/B-00029
Owner(s): Emilio and Lisetta Lindia
Location: 1, 5 and 7 Champagne Avenue South
Ward: 15 - Kitchissippi
Legal Description: Lot 4, Block E and Reg. Plan 146
Zoning: R4S
Zoning By-law: 2008-250

PURPOSE OF THE APPLICATIONS:

The Owners want to subdivide their property into two separate parcels of land in order to obtain separate ownerships of the existing semi-detached dwelling, known municipally as 5 and 7 Champagne Avenue South, and of the existing two-storey duplex dwelling, known municipally as 1 Champagne Avenue South. The applications indicate that the land being severed and the land being retained were once under separate ownerships, but have since merged on title, and that 5 and 7 Champagne Avenue South will remain under a single ownership.

CONSENT IS REQUIRED FOR THE FOLLOWING:

In order to do this, the Owners require the Consent of the Committee for Conveyances and a Grant of Easement/Right-of-Way. The property is shown as Parts 1 to 3 on a Draft 4R-Plan filed with the applications and the separate parcels will be as follows:

File No.	Frontage	Depth	Area	Parts No.	Municipal Address
B-00028	15.08 m	18.29 m	275.8 sq. m.	1 & 3*	1 Champagne Avenue South (Existing two-storey duplex dwelling)
B-00029	12.17 m	15.08 m	183.5 sq. m.	2	5 and 7 Champagne Avenue South (Existing semi-detached dwelling)

*It is proposed to create an easement/right-of-way over Part 3 for the benefit of the Owners of Part 2 for the purpose of vehicular access to a shared parking space located at the rear of 5 and 7 Champagne Avenue South.

The proposed parcels of land and the existing dwellings will not be in conformity with the requirements of the Zoning By-law and therefore, Applications for Minor Variances (D08-02-18/A-00020 & D08-02-18/A-00021) have been filed and will be heard concurrently with these applications.