

CONSENT APPLICATION
Under Section 53 of the *Planning Act*

To be held on Wednesday, July 18, 2018, starting at 1:00 p.m.
Ben Franklin Place, The Chamber, Main Floor, 101 Centrepointe Drive

File No.: D08-01-18/A-00213
Owner(s): Mas Perlas Inc.
Location: 28, 30 Byron Avenue
Ward: 15 - Kitchissippi
Legal Description: Lot 434, Part of Lot 435 and Part of Lane (Closed by Judge's Oorder Inst. CR203669) Reg. Plan 152206
Zoning: R3I
Zoning By-law: 2008-250

PURPOSE OF THE APPLICATION:

The Owner wants to subdivide its property into two separate parcels of land in order to establish separate ownerships for each half of the existing semi-detached dwelling. Due to the existing uneven party wall, all three levels of the dwelling have different configurations that the proposed severance line will follow.

CONSENT IS REQUIRED FOR THE FOLLOWING:

In order to do this, the Owner requires the Consent of the Committee for a Conveyance, a Grant of Easement/Right-of-Way and a Joint-Use/Maintenance Agreement.

The lands to be severed, shown as Parts 1, 2 and 3 on a Draft 4R-Plan filed with the application, will have frontage of 9.17 metres on Byron Avenue, a depth of 32.16 metres and will contain an approximate area of 294.9 square metres. This parcel contains one-half of the existing semi-detached dwelling known municipally as 30 Byron Avenue.

The lands to be retained, shown as Parts 4 and 5 on the plan filed, will have frontage of 7.3 metres on Byron Avenue, a depth of 32.54 metres and will contain an approximate area of 237.5 square metres. This parcel contains the other half of the existing semi-detached dwelling known municipally as 28 Byron Avenue.

The application indicates that it is proposed to grant an easement/right-of-way over Part 2 in favour of the Owner of Parts 4 and 5 for vehicular access.

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