

CONSENT APPLICATIONS
Under Section 53 of the *Planning Act*

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

File Nos.: D08-01-18/B-00229 & D08-01-18/B-00230
Owner(s): Falsetto Homes Inc.
Location: (512) and 514 Roosevelt Avenue
Ward: 15 - Kitchissippi
Legal Description: Lot 21, Reg. Plan 235
Zoning: R3R
Zoning By-law: 2008-250

PURPOSE OF THE APPLICATIONS:

The Owner wants to demolish the existing dwelling and detached garage, and to subdivide its property into two separate parcels of land in order to construct two, two-storey detached dwellings, with one dwelling on each of the newly created parcels of land.

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 as Parts 1 & 2 on a Draft 4R-Plan filed with the applications and the separate parcels will be as follows:

File No.	Frontage	Depth	Area	Part No.	Municipal Address
B-00229	10.06 m	35.02 m	352.3 sq. m.	1	512 Roosevelt Avenue, proposed detached dwelling
B-00230	10.06 m	35.02 m	352.3 sq. m.	2	514 Roosevelt Avenue, proposed detached dwelling

Approval of these applications will have the effect of creating two separate parcels of land. Both parcels will not be in conformity with the requirements of the Zoning By-law and therefore, Minor Variance Applications (D08-02-18/A-00230 & D08-02-18/A-00231) have been filed and will be heard concurrently with these applications.