

**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-00248 & D08-01-18/B-00249
Owner(s): Antilia Homes Corp.
Location: 304, (306) Elmgrove Avenue
Ward: 15 - Kitchissippi
Legal Description: Lots 11, Reg. plan 184
Zoning: R4G
Zoning By-law: 2008-250

PURPOSE OF THE APPLICATIONS:

The Owner wants to demolish the existing semi-detached dwelling and detached garage in order to subdivide the property into two separate parcels of land. The newly created parcels will each contain a proposed three-storey, three-unit dwelling.

CONSENT IS REQUIRED FOR THE FOLLOWING:

In order to do this, the Owner require the Consent of the Committee for Conveyances and Grants of Easement/Rights-of-Way. The property is shown as Parts 1 to 4 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-00248	9.08 m	30.18 m	274 m ²	1 & 2	306 Elmgrove Ave., proposed three-unit dwelling
B-00249	9.08 m	30.18 m	274 m ²	3 & 4	304 Elmgrove Ave., proposed three-unit dwelling

It is proposed to grant an easement/right-of-way over Part 2 in favour of the Owners of Parts 3 & 4 and over Part 3 in favour of Parts 1 & 2 for shared access to parking at the rear of the properties.

Approval of these applications will have the effect of creating two separate parcels of land. Both parcels as well as the development on each parcel will not be in conformity with the requirements of the Zoning By-law and therefore, Minor Variance Applications D08-02-18/A-00241 and D08-02-18/A-00242 have been filed and will be heard

concurrently with these applications. Similar applications (D08-01-18/B-00251 & D08-01-18/B-00252 have also been filed by the Owner of the abutting property at 300 Elmgrove Avenue