

**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-00251 & D08-01-18/B-00252
Owner(s): Caruso Investments Inc.
Location: 300 (302) Elmgrove Avenue
Ward: 15 - Kitchissippi
Legal Description: Lot 12, Reg. Plan 184
Zoning: R4G
Zoning By-law: 2008-250

PURPOSE OF THE APPLICATIONS:

The Owner wants to demolish its existing dwelling and shed and to subdivide the property into two separate parcels of land. Each parcel will contain a proposed three-storey, three-unit dwelling.

CONSENT IS REQUIRED FOR THE FOLLOWING:

In order to do this, the Owner requires the Consent of the Committee for Conveyances and Grants of Easements/Rights-of-Way. The property is shown as Parts 5 to 8 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-00251	9.08 m	30.18 m	274 m ²	5 & 6	302 Elmgrove Ave., proposed three-unit dwelling
B-00252	9.08 m	30.18 m	273.9 m	7 & 8	300 Elmgrove Ave., proposed three-unit dwelling

It is proposed to grant an easement/right-of-way over Part 6 in favour of the owner of Parts 7 & 8 and over Part 7 in favour of Parts 5 & 6 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 proposed development on the parcels will not be in conformity with the requirements of the Zoning by-law and therefore, Minor Variance Applications D08-02-18/A-00246 & D08-02-18/A-00247 have been filed and will be

heard concurrently with these applications. Similar applications (D08-01-18/B-00248 & D08-01-18/B-00249) have been filed by the Owner of the property at 304 Elmgrove Avenue.