

CONSENT APPLICATIONS
Under Section 53 of the *Planning Act*

To be held on Wednesday, October 17, 2018, starting at 1:00 p.m.
Ben Franklin Place, The Chamber, Main Floor, 101 Centrepointe Drive

File Nos.: D08-01-18/B-00335 & D08-01-18/B-00336
Owner(s): Victoria Homes Construction Limited
Location: 306 & 308 Hinchey Avenue
Ward: 15 - Kitchissippi
Legal Description: Lot 139, Registered Plan 88291
Zoning: R4H
Zoning By-law: 2008-250

PURPOSE OF THE APPLICATIONS:

The Owner would like to subdivide its property into two separate parcels of land in order to establish separate ownerships for the existing three-storey long semi-detached dwelling.

CONSENT IS REQUIRED FOR THE FOLLOWING:

In order to do this, the Owner requires the Consent of the Committee for Conveyances, Grants of Easement and Rights-of-Way, Joint Use and Maintenance Agreements. The property is shown as Parts 1 to 7 on a Draft 4R-Plan filed with the applications and the separate parcels will be as follows:

File No.	Frontage	Depth	Area	Parts	Municipal Address
B-00336	8.5 m	30.5 m	115.1 sq. m	1, 2, 3, 6, 7	306 Hinchey Ave.
B-00335	1.5 m	30.5 m	190.7 sq. m	4 & 5	308 Hinchey Ave.

It is proposed to create easements/right-of-ways over Part 2 for the purpose of pedestrian use, landscaping and allowable openings, over Part 6 for ground level garbage, storage and maintenance and over Part 7 for pedestrian use, vehicular access to the rear yard parking and underground services all for the benefit of the Owners of Parts 4 & 5. It is also proposed to create an easement/right-of-way over Part 5 for pedestrian use and vehicular access to rear yard parking in favour of Parts 1, 2, 3, 6 and 7.

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