

CONSENT APPLICATIONS
Under Section 53 of the *Planning Act*

To be held on Wednesday, November 21, 2018, starting at 1:00 p.m.
Ben Franklin Place, The Chamber, Main Floor, 101 Centrepointe Drive

File Nos.: D08-01-18/B-00371 & D08-01-18/B-00372
Owner(s): Golchehr Monjazebe, Peyman Parvaneh, Maryam Mirsepassi and Kazem Ziaie
Location: 266 (264) Royal Avenue
Ward: 15-Kitchissippi
Legal Description: Lot 283 Reg Plan M-28
Zoning: R3E
Zoning By-law: 2008-250

PURPOSE OF THE APPLICATIONS:

The Owners want to demolish the existing detached dwelling and subdivide the property into two separate parcels of land. It is proposed to construct a new semi-detached dwelling with one unit on each of the newly created parcels.

CONSENT IS REQUIRED FOR THE FOLLOWING:

In order to do this, the Owners require 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-00371	7.615 m	30.48 m	231.9 m ²	1	264 Royal Ave., proposed semi-detached dwelling
B-00372	7.61 m	30.48 m	231.8 m ²	2	266 Royal Ave., proposed semi-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-00359 & D08-02-18/A-00360) have been filed and will be heard concurrently with these applications.