

CONSENT APPLICATIONS
Under Section 53 of the *Planning Act*

To be held on Wednesday, January 16, 2019, starting at 1:00 p.m.
Ben Franklin Place, The Chamber, Main Floor, 101 Centrepointe Drive

File Nos.: D08-01-18/B-00404 & D08-01-18/B-00405
Owner(s): Urbanworx Developments Ltd.
Location: 274 Iona Street, (516) Kirkwood Avenue
Ward: 15 - Kitchissippi
Legal Description: Part Lot 9, Reg. Plan 364
Zoning: R3R
Zoning By-law: 2008-250

PURPOSE OF THE APPLICATIONS:

The Owner wants to demolish the existing dwelling and shed located on the property and subdivide the property into two separate parcels of land in order to create separate ownerships for a proposed two-storey long semi-detached dwelling, with one dwelling unit on each of the newly created parcels.

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 to 5 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-00404	16.47 m	12.73 m	209.6 sq. m	1 & 3	516 Kirkwood Ave., one unit
B-00405	11.34 m (Iona St.)	15.94 m	211.4 sq.m	2, 4 & 5	274 Iona St., one unit

The proposed long semi-detached dwelling will not be in conformity with the requirements of the Zoning By-law and therefore, a Minor Variance Application (D08-02-18/A-00402) has been filed and will be heard concurrently with these applications.