

CONSENT APPLICATIONS
Under Section 53 of the *Planning Act*

To be held on Wednesday, February 6, 2019, starting at 1:00 p.m.
Ben Franklin Place, The Chamber, Main Floor, 101 Centrepointe Drive

File Nos.: D08-01-18/B-00456 & D08-01-18/B-00457
Owner(s): 2379244 Ontario Inc.
Location: 246, 248 Carruthers Avenue
Ward: 15 - Kitchissippi
Legal Description: Part of Lot 9, Reg. P Lan 83
Zoning: R4H
Zoning By-law: 2008-250

PURPOSE OF THE APPLICATIONS:

Earlier in 2018, the Committee granted a Minor Variance Application (D08-02-18/A-00117) for the development of a long semi-detached dwelling on this property. The Owner now wants to subdivide its property into two separate parcels of land in order to establish separate ownerships for each half of the proposed 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 and Grants of Easement/Rights-of-Way. The property is shown as Parts 1 to 6 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-00456	8.55 m	13.67 m	115.9 m ²	4, 5 & 6	248 Carruthers Ave., one unit

It is proposed to grant an easement/right-of-way over Part 6 in favour of Parts 1, 2 and 3 for access to a parking space located on Part 2 and for maintenance of city water and sewer services. It is also proposed to grant an easement/right-of-way over Part 4 in favour of Parts 1, 2 and 3 for access and maintenance of Enbridge services.

File No.	Frontage	Depth	Area	Part No.	Municipal Address
B-00457	1.51 m	28.29 m	168.2 m ²	1, 2 & 3	246 Carruthers Ave., one unit

It is proposed to grant an easement/right-of-way over Part 1 in favour of Parts 4, 5 and 6 for access to a parking space located on Part 4, 5 and 6 and service and maintenance of water and sewer services located on Part 6. It is also proposed to grant and

easement/right-of-way over Part 3 in favour of Parts 4, 5 and 6 for access to and use of an amenity space.

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