

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-00461, D08-01-18/B-00462
Owner(s): 10947342 Canada Inc.
Location: 121 (123) (125) Carruthers Avenue
Ward: 15 - Kitchissippi
Legal Description: Lot 16, Registered Plan 35
Zoning: R4S
Zoning By-law: 2008-250

PURPOSE OF THE APPLICATIONS:

The Owner wants to subdivide its property into two separate parcels of land in order to create two lots. One of the lots will be for the construction of a new 3-storey long semi-detached dwelling and the existing 2-storey duplex dwelling will remain on the other lot. The existing garage will be demolished.

CONSENT IS REQUIRED FOR THE FOLLOWING:

In order to do this, the Owner requires the Consent of the Committee for Conveyances, Maintenance and Joint Use Agreement and Grant of Easements/Right-of-Ways.

The lands to be severed, shown as Parts 1 to 6 on a Draft 4R-Plan filed with the applications are as follows:

File No.	Frontage	Depth	Area	Part No.	Municipal Address
B-00461	8.15 m	30.08 m	245.8 m ²	1, 2	121 Carruthers Ave. (existing duplex dwelling)
B-00462	7.14 m	30.08 m	213.6 m ²	3, 4, 5, 6	123 and 125 Carruthers Ave. (proposed 3-storey long semi-detached dwelling)

Approval of these applications will have the effect of creating two separate parcels of land. The newly created parcels will not be in conformity with the requirements of the Zoning By-law and therefore, Minor Variance Applications (D08-02-18/A-00445 and D08-02-18/A-00446) have been filed and will be heard concurrently with these applications.

It is proposed to create an easement over Part 2 for access for the benefit of Parts 3 and 5 and Part 4 is an access easement for the benefit of Parts 1, 2 and 3. Lastly, Part 6 is an easement for parking for the benefit of Part 3.