

**CONSENT APPLICATIONS**  
**Under Section 53 of the *Planning Act***

**To be held on Wednesday, December 5, 2018, starting at 1:00 p.m.**  
**Ben Franklin Place, The Chamber, Main Floor, 101 CentrepoinTE Drive**

**File Nos.:** D08-01-18/B-00396 & D08-01-18/B-00397  
**Owner(s):** Mushimpex Investments Inc.  
**Location:** (560) 562 Edison Avenue  
**Ward:** 15 - Kitchissippi  
**Legal Description:** Lot 29, Registered Plan 204  
**Zoning:** R3R  
**Zoning By-law:** 2008-250

**PURPOSE OF THE APPLICATIONS:**

The Owner wants to demolish the existing dwelling and subdivide the property into two separate parcels of land in order to establish separate ownerships for each of the proposed two-storey detached dwellings with a secondary dwelling unit in each.

**CONSENT IS REQUIRED FOR THE FOLLOWING:**

In order to do this, the Owner requires the Consent of the Committee for Conveyances and Grant of Easements/Right-of-Way.

The property is shown as Parts 1, 2, 3 & 4 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-00396	10.06 m	30.63 m	308.1 sq. m.	1 & 2	560 Edison Avenue
B-00397	10.06 m	30.63 m	308.1 sq. m.	3 & 4	562 Edison Avenue

It is proposed to establish an easement over Part 2 in favour of Parts 3 & 4 for vehicular access. It is also proposed to establish an easement over Part 3 in favour of Parts 1 & 2 for vehicular access.

Both proposed parcels and both dwellings will not be in conformity with the requirements of the Zoning By-law and therefore Minor Variance Applications (D08-02-18/A-00391 & D08-02-18/A-00392) have been filed and will be heard concurrently with these applications.