

CONSENT APPLICATIONS
Under Section 53 of the *Planning Act*

To be held on Wednesday, February 20, 2019, starting at 1:00 p.m.
Ben Franklin Place, The Chamber, Main Floor, 101 Centrepointe Drive

File Nos.: D08-01-19/B-00033 & D08-01-19/B-00034
Owner(s): Skywell Homes Ltd.
Location: 101, 103 Armstrong Street
Ward: 15 - Kitchissippi
Legal Description: Part Lot 57, Reg. Plan 57
Zoning: R4H
Zoning By-law: 2008-250

PURPOSE OF THE APPLICATIONS:

In 2017, the Committee of Adjustment approved Applications for Consent (D08-01-17/B-00237 & D08-01-17/B-00238) to subdivide this property into two separate parcels of land. The applications were not completed within the statutory timelines and the approval lapsed. The Owner is now re-applying.

The Owner wants to subdivide its property into two separate parcels of land in order to establish separate ownerships for each half of the existing three-storey semi-detached dwelling.

CONSENT IS REQUIRED FOR THE FOLLOWING:

In order to proceed, the Owner requires 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	Municipal Address
B-00033	7.01 m	30.34 m	169.8 sq. m	1	103 Armstrong Street
B-00034	3.08 m	30.34 m	136.2 sq. m	2	101 Armstrong Street

It should be noted that Minor Variance applications were granted in 2014 and they are in effect today.

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