

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-00031 & D08-01-19/B-00032
Owner(s): Kenwood Homes Inc.
Location: (264, 266, 268) 270 Breezehill Avenue
Ward: 15 - Kitchissippi
Legal Description: Lot 8 (West Breezehill Avenue), Registered Plan 146
Zoning: R2R
Zoning By-law: 2008-250

PURPOSE OF THE APPLICATIONS:

The Owner wants to demolish the existing dwelling, attached garage and shed in order to subdivide the property into two separate parcels of land. It is proposed to construct a two-storey long semi-detached dwelling on each of the newly created parcels. The application indicates that four surface parking spaces will be provided at the rear of the proposed dwellings

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/Right-of-Way. The property is shown as Parts 1 to 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-00031	9.1 m	42.7 m	390.7 m ²	1 & 2	264, 266 Breezehill Avenue, proposed long semi-detached dwelling

It is proposed to grant an easement/right-of-way over Part 2 in favour of Parts 3 & 4 for shared access to parking at the rear of the dwellings.

B-00032	9.1 m	42,7 m	390.8 m ²	3 & 4	268, 270 Breezehill Ave., proposed long semi-etached dwelling
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It is proposed to grant an easement/right-of-way over Part 3 in favour of Parts 1 and 2 for shared access to parking at the rear of the dwellings.

Approval of these applications will have the effect of creating two separate parcels of land. Both parcels as well as the proposed development on the parcels will not be in conformity with the requirements of the Zoning By-law and therefore Minor Variance Applications D08-02-19/A-00021 and D08-02-19/A-00022 have been filed and will be heard concurrently with these applications.