

CONSENT APPLICATIONS
Under Section 53 of the *Planning Act*

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

File Nos.: D08-01-19/B-00053 to D08-01-19/B-00056
Owner(s): Larchwood Urban Developments Inc.
Location: 66, (66A - 68B) Bayswater Avenue
Ward: 15 - Kitchissippi
Legal Description: Lot 9, Block Q, Reg. Plan 73
Zoning: R4H
Zoning By-law: 2008-250

PURPOSE OF THE APPLICATIONS:

In 2017, the Committee of Adjustment granted applications for Consent to subdivide the property into two separate parcels of land. Two long semi-detached dwellings are now under construction on these parcels. The Owner now wants to further subdivide the property into four separate parcels of land in order to establish separate ownerships for each of the dwellings in the existing long semi-detached 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 Easements/Rights-of-Ways. The Property is shown as Parts 1 to 10 on a Draft 4R-Plan filed with the applications and the separate parcels will be as follows:

File No.	Frontage	Depth	Area	Part Nos.	Municipal Address
B-00053	1.5 m	39.62 m	171.1 sq. m	1, 2 & 3	66 B Bayswater Ave., rear unit
B-00054	1.5 m	39.62 m	171.1 sq. m	4, 5 & 6	68 B Bayswater Ave., rear unit
B-00055	6.12 m	39.62 m	130.1 sq. m	7 & 8	66 A Bayswater Ave., front unit
B-00056	6.12 m	39.62 m	130.1 sq. m	9 & 10	68 A Bayswater Ave., front unit

It is proposed to create Easements/Rights-of-Ways as follows:

Over Part 1 in favour of Parts 7 & 8 (66 A Bayswater Ave.) for pedestrian access.

Over Part 3 in favour of Parts 4 to 10 (66 A, 68 A & 68 B Bayswater Ave.) for pedestrian access and services.

Over Part 8 in favour of Parts 1 to 3 (66 B Bayswater Ave.) for pedestrian access.

Over Part 4 in favour of Parts 9 & 10 (68 A Bayswater Ave.) for pedestrian access.

Over Part 6 in favour of Parts 1 to 3 and 7 to 10 (66 A, 66 B & 68 A Bayswater Ave.) for pedestrian access and services.

Over Part 10 in favour of Parts 4 to 6 (68 B Bayswater Ave.) for pedestrian access.

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