

CONSENT APPLICATIONS
Under Section 53 of the *Planning Act*

To be held on Wednesday, August 7, 2019, starting at 1:00 p.m.
Ben Franklin Place, The Chamber, Main Floor, 101 Centrepointe Drive

File Nos.: D08-01-19/B-00210 & D08-01-19/B-00211
Owner(s): Michael Callan
Location: 1081, (1083) Gladstone Avenue
Ward: 15 - Kitchissippi
Legal Description: Lot 19, Reg. Plan 195
Zoning: R4H
Zoning By-law: 2008-250

PURPOSE OF THE APPLICATIONS:

In April 2018, the Committee of Adjustment granted Applications for Consent (D08-01-18/B-00074 & D08-01-18/B-00075) to subdivide this property. The Consent Applications were not completed within the statutory timelines. The Owner is now re-applying to subdivide his property into two separate parcels of land to establish separate ownerships for each half of a proposed three-storey semi-detached dwelling. The existing detached dwelling is to be demolished.

CONSENT IS REQUIRED FOR THE FOLLOWING:

In order to do this, the Owner requires the Consent of the Committee for Conveyances and a Joint-Use and Maintenance Agreement. The property is shown as Parts 1 and 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-00210	5.51 m	12.19 m	66.9 sq. m.	1	1083 Gladstone Avenue
B-00211	5.78 m	12.19 m	70.6 sq. m.	2	1081 Gladstone Avenue

The proposed parcels of land and the proposed development will not be in conformity with the requirements of the Zoning By-law and therefore Minor Variance Applications (D08-02-19/A-00196 & D08-02-19/A-00197) will be heard concurrently with these applications.