

CONSENT APPLICATIONS
Under Section 53 of the *Planning Act*

To be held on Wednesday, March 4, 2020, starting at 1:00 p.m.
Ben Franklin Place, The Chamber, Main Floor, 101 CentrepoinTE Drive

File Nos.: D08-01-20/B-00020 & D08-01-20/B-00021
Owner: 11636731 Canada Limited
Location: 83 & (85) Rosemount Avenue
Ward: 15 - Kitchissippi
Legal Description: Lot 21, Plan 94
Zoning: R4K
Zoning By-law: 2008-250

PURPOSE OF THE APPLICATIONS:

The Owner wants to subdivide its property into two separate parcels of land. It is proposed to demolish the existing dwelling and construct two, long semi-detached dwellings, with one dwelling on each of the newly created parcels of land. The application indicates that a shared driveway is to be constructed between the two dwellings in order to provide vehicular/pedestrian access to the parking at the rear of the properties.

CONSENT IS REQUIRED FOR THE FOLLOWING:

In order to do this, the Owner requires the Consent of the Committee for Conveyances, Grants of Easements/Rights-of-Ways and a Maintenance and Joint Use Agreement. 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 Nos.	Municipal Address
B-00020	9.13 m	35.36 m	323.01 sq. m	1 & 3	83 Rosemount Ave.
B-00021	9.13 m	35.36 m	323.01 sq. m	2 & 4	(85) Rosemount Ave.

It is proposed to establish easements/rights-of-ways over Part 3 for the benefit of Parts 2 & 4, and over Part 4 for the benefit of Parts 1 & 3, for vehicular and pedestrian access.

Approval of these applications will have the effect of creating two separate parcels of land. Both parcels will not be in conformity with the requirements of the Zoning By-law and therefore, Minor Variance Applications (D08-02-20/A-00021 & D08-02-20/A-00022) have been filed and will be heard concurrently with these applications.