

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 No.: D08-01-20/B-00036 & D08-01-20/B-00037
Owner(s): Ferrier Properties Inc.
Location: 273, (271) Duncairn Avenue
Ward: 15 - Kitchissippi
Legal Description: Lot 12, Part Lot 13, Reg. Plan 356
Zoning: R3S
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 detached dwelling and to construct two, three-storey three-unit dwellings, with one dwelling on each of the newly created parcels of land. The application indicates that a shared driveway is to be located between the dwellings to provide access to parking spaces at the rear.

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 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-00036	9.69 m	29.08 m	281.5 sq. m	1 & 2	273 Duncairn Ave.
B-00037	9.67 m	29.08 m	281.0 sq. m	3 & 4	271 Duncairn Ave.

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

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-00030 & D08-02-20/A-00031) have been filed and will be heard concurrently with these applications.