

**CONSENT APPLICATIONS**  
**Under Section 53 of the *Planning Act***

**To be held on Wednesday, April 5, 2017, starting at 1:00 p.m.**  
**Ben Franklin Place, The Chamber, Main Floor, 101 Centrepointe Drive**

**File No.:** D08-01-16/B-00419 & D08-01-16/B-00420  
**Owner(s):** Leslie & Richard Kondejewski  
**Location:** 44 & 46 Imperial Avenue  
**Ward:** 17 - Capital  
**Legal Description:** Lot 23 and Part Lot 22, Reg. Plan 189959  
**Zoning:** R3P  
**Zoning By-law:** 2008-250

**PURPOSE OF THE APPLICATIONS:**

The Owners want to subdivide their property into two separate parcels of land in order to establish separate ownerships for the existing semi-detached dwelling.

**CONSENT IS REQUIRED FOR THE FOLLOWING:**

In order to do this, the Owner requires the Consent of the Committee for Conveyances and Grant 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	Parts	Municipal Address
B-00419	8.39 m	37.91 m	248.2 sq.m	1	46 Imperial Avenue
B-00420	9.94 m	36.91 m	307.2 sq. m	2, 3 & 4	44 Imperial Avenue

It is proposed to create a right-of-way over Part 3 for the benefit of the Owners of Part 1 for the purpose of vehicular and pedestrian access, as well as a right-of-way over Part 3 for the benefit of the Owners of 36 & 38 Imperial Avenue.

It should be noted that the abutting property owners at 36 & 38 Imperial Avenue propose to create a right-of-way over Part 5 (on the Draft 4R-Plan) for the benefit of the Owners of Part 1, and for the benefit of the Owners of Parts 2, 3 & 4, for the purpose of vehicular and pedestrian access.

The existing semi-detached dwelling will not be in conformity with the requirements of the Zoning By-law and therefore an Application for Minor Variance (D08-02-16/A-00412) has been filed and will be heard concurrently with these applications.