

**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-00421 & D08-01-16/B-00422
Owner(s): Jonathan & Jason Ralph
Location: 36 & 38 Imperial Avenue
Ward: 17 - Capital
Legal Description: 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-00421	11.49 m	36.82 m	291 sq.m	1, 3 & 4	38 Imperial Avenue
B-00422	6.85 m	32.72 m	220.6 sq. m	2	36 Imperial Avenue

It is proposed to create a right-of-way over Part 3 for the benefit of the Owners of Part 2 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 44 & 46 Imperial Avenue.

It should be noted that the abutting property owners at 44 & 46 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 2, and for the benefit of the Owners of Parts 1, 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-00389) has been filed and will be heard concurrently with these applications.