

CONSENT APPLICATIONS
Under Section 53 of the *Planning Act*

To be held on Wednesday, June 7, 2017, starting at 9:00 a.m.
Ben Franklin Place, The Chamber, Main Floor, 101 Centrepointe Drive

File Nos.: D08-01-17/B-00115, D08-01-17/B-00116
Owner(s): Greely Family Farm Inc.
Location: 6045 Bank Street, (7210) Parkway Road
Ward: 20-Osgoode
Legal Description: Plan 4R-15291, Part 1, Part Lot 73, Registrars' Compiled Plan 902
Zoning: RC[153r]
Zoning By-law: 2008-250

PURPOSE OF THE APPLICATIONS:

The Owner wants to subdivide its property into two separate parcels of land in order to create one new lot for future commercial development which will include four proposed buildings for retail and restaurant uses.

CONSENT IS REQUIRED FOR THE FOLLOWING:

In order to do this, the Owners require the Consent of the Committee for a Conveyance and Grant of Easement/Right-of-Way.

The property is shown on a Draft 4R-Plan filed with the applications and the separate parcels will be as follows:

File No.	Parts	Frontage	Depth	Area	Municipal Address
B-00115	1, 2 & 3	117.44 m (Bank St.) 118.76 m (Parkway Rd)	irregular	2.37 ha.	(7210) Parkway Road (vacant)
Retained	N/A	168.04 m (Bank St.) 85.79 m Parkway Rd.	Irregular	5.71 ha.	6045 Bank Street (vacant)

It is proposed to create an easement over Part 4 for the benefit of Parts 1, 2 and 3 as shown on the sketch filed with the application (D08-01-17/B-00116).

The Applications indicate that there is an existing easement over Part 27 Plan 4R-26104 in favour of part of Block 72, Plan 4M-1398 Parts 19, 20, 29, and 30 Plan 4R-

26104 as in OC1361925. In addition, the Application indicates that there are existing covenants (OC1874430) and a Joint Use Agreement (OC1135995) on this property.

Approval of these applications will have the effect of creating a lot for future commercial development of four buildings, which will not be in conformity with the requirements of the Zoning By-law and therefore a Minor Variance Application (D08-02-17/A-00012) has been filed and will be heard concurrently with these applications.

THE APPLICATIONS further indicate that the Property is the subject of Site Plan Application D07-12-16-0194 under the *Planning Act*.