

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

**To be held on Wednesday, July 19, 2017, starting at 1:00 p.m.**  
**Ben Franklin Place, The Chamber, Main Floor, 101 Centrepointe Drive**

**File No.:** D08-01-17/B-00173, D08-01-17/B-00181 to D08-01-17/B-00183  
**Owner(s):** Prestwick Building Corporation  
**Location:** 304, (300, 302 & 306) Riverdale Avenue  
**Ward:** 17 - Capital  
**Legal Description:** Part Lots 20 & 21, Reg. Plan 105374  
**Zoning:** R3P [487]  
**Zoning By-law:** 2008-250

**PURPOSE OF THE APPLICATIONS:**

The Owner wants to subdivide the property into four separate parcels of land. It is proposed to construct two, three-storey semi-detached dwellings, with one dwelling on each of the proposed new parcels, resulting in a total of four dwelling units.

**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 Joint-Use and Maintenance Agreement. The property is shown as Parts 1 to 10 on a Draft 4R-Plan filed with the applications. The separate parcels will be as follows:

File no.	Frontage	Depth	Area	Parts	Municipal Address
B-00173	5.49 m	21.45 m	134.8 sq. m	1 & 5	306 Riverdale Ave.
B-00181	5.99 m	20.53 m	123.9 sq. m	2, 7 & 9	304 Riverdale Ave.
B-00182	5.99 m	20.53 m	120.5 sq. m	3, 8 & 10	302 Riverdale Ave.
B-00183	4.33 m	18.72 m	140.1 sq. m	4 & 6	300 Riverdale Ave.

It is proposed to establish a right-of-way/easement over Part 5 for the benefit of Parts 2, 7 & 9 for access to the rear yard for repairs and maintenance.

It is proposed to establish a right-of-way/easement over Part 7 for the benefit of Parts 1, 5, 3, 8, 10, 4 & 6 for ingress/egress over a shared driveway to the garage/parking spaces.

It is proposed to establish a right-of-way/easement over Part 8 for the benefit of Parts 1, 5, 2, 7, 9, 4 & 6 for ingress/egress over a shared driveway to the garage/parking spaces.

It is proposed to establish a right-of-way/easement over Part 6 for the benefit of Parts 3, 8 & 10 for access to the rear yard for repairs and maintenance.

Please note that the above rights-of-ways/easements will be restricted in height to a vertical limit that has been identified on the Draft 4R-Plan.

The proposed parcels of land and the proposed semi-detached dwellings will not be in conformity with the requirements of the Zoning By-law and therefore, Applications for Minor Variances (D08-02-17/A-00159, D08-02-17/A-00165 to D08-02-17/A-00167) have been filed and will be heard concurrently with these applications.