

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

**To be held on Wednesday, March 21, 2018, starting at 1:00 p.m.**  
**Ben Franklin Place, The Chamber, Main Floor, 101 Centrepointe Drive**

**File Nos.:** D08-01-18/B-00043 & D08-01-18/B-00044  
**Owner(s):** Kenwood Homes Inc.  
**Location:** 696 Echo & (294, 296) Riverdale Avenue  
**Ward:** 17 - Capital  
**Legal Description:** Part of Lot 20, Reg. Plan 105374  
**Zoning:** R3P  
**Zoning By-law:** 2008-250

**PURPOSE OF THE APPLICATIONS:**

The Owner wants to subdivide this vacant property into two separate parcels of land. It is proposed to construct a new 6.8 metre x 12.29 metre four-storey 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 a Joint-Use/Maintenance Agreement. The property is shown as Parts 1 and 2 on a Draft 4R-Plan filed with the applications and the separate parcels will be as follows:

File No.	Frontage	Depth	Area	Part No.	Municipal Address
B-00043	8.9 m	20.7 m (Irregular)	167.7 m <sup>2</sup>	1	296 Riverdale Ave, one dwelling unit
B-00044	8.86 m	20.4 m (Irregular)	165.1 m <sup>2</sup>	2	294 Riverdale Ave., one dwelling unit

Approval of these applications will have the effect of creating two separate parcels of land. The proposed development on each of the parcels will not be in conformity with the requirements of the Zoning By-law and therefore, Minor Variance Applications (D08-02-18/A-00044 and D08-02-18/A-00045) have been filed and will be heard concurrently with these applications.