

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

**To be held on Wednesday, October 17, 2018, starting at 6:30 p.m.**  
**Ben Franklin Place, The Chamber, Main Floor, 101 Centrepointe Drive**

**File No.:** D08-01-18/B-00306  
**Owner(s):** Raymond Gebara  
**Location:** 334A, (334B) River Road  
**Ward:** 10 - Gloucester-Southgate  
**Legal Description:** Lot 24, Registrar's Compiled Plan No. 904  
**Zoning:** R1AA  
**Zoning By-law:** 2008-250

**PURPOSE OF THE APPLICATION:**

The Owner wants to subdivide this property into two separate parcels of land for future residential development.

**CONSENT IS REQUIRED FOR THE FOLLOWING:**

In order to do this, the Owner requires the Consent of the Committee for a Conveyance.

The lands to be severed, shown as Part 1 on a Draft 4R-Plan filed with the application, will have frontage of 39.79 metres on River Road, an irregular depth of 33.97 metres and will contain an area of 1518.3 square metres. This vacant parcel will be known municipally as (334B) River Road.

The lands to be retained, shown as Parts 2, 3 & 4 on the plan filed, will have frontage of 5.40 metres on River Road, an irregular depth and will contain an area 5836.2 square metres. This vacant parcel is known municipally as 334A River Road.

The application indicates that Part 3 is the subject of an existing easement as set out in Inst. No. GL51673.

Approval of this application will have the effect of creating two separate parcels of land. One of the parcels will not be in conformity with the requirements of the Zoning By-law and therefore, Minor Variance Application (D08-02-18/A-00333) has been filed and will be heard concurrently with this application.