

CONSENT APPLICATIONS
Under Section 53 of the *Planning Act*

To be held on Wednesday, January 16, 2019, starting at 1:00 p.m.
Ben Franklin Place, The Chamber, Main Floor, 101 Centrepointe Drive

File Nos.: D08-01-18/B-00430 to B-00433
Owner(s): Prestwick Building Corporation
Location: (298) (300) (302) 304 Riverdale Avenue
Ward: 17 - Capital
Legal Description: Part of Lots 20 and 21, Reg. Plan 105374
Zoning: R3P [487]
Zoning By-law: 2008-250

PURPOSE OF THE APPLICATIONS:

In 2017, the Committee of Adjustment approved Consent Applications (D08-01-17/B-00173 and D08-01-17/B-00181 to D08-01-17/B-00183) to subdivide the property, with associated Minor Variance Applications (D08-02-17/A-00159, D08-02-17/A-00165 to D08-02-17/A-00167). However, the Consent Applications were not completed within the statutory timelines. The Owner is now re-applying to subdivide its property into four separate parcels of land. It is proposed to construct two, three-storey semi-detached dwellings, with one dwelling unit 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-00430	5.49 m	21.45 m	134.8 sq. m	1 & 5	304 Riverdale Ave.
B-00431	5.99 m	20.53 m	120.5 sq. m	3, 8 & 10	300 Riverdale Ave.
B-00432	5.99 m	20.53 m	123.9 sq. m	2, 7 & 9	302 Riverdale Ave.
B-00433	4.33 m	18.72 m	140.1 sq. m	4 & 6	298 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 APPLICATIONS indicate that the Property is not the subject of any other current applications under the *Planning Act*.