

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

**To be held on Wednesday, September 4, 2019, starting at 6:30 p.m.**  
**Ben Franklin Place, The Chamber, Main Floor, 101 CentrepoinTE Drive**

**File Nos.:** D08-01-19/B-00242 & D08-01-19/B-00243  
**Owner(s):** 2495048 Ontario Inc.  
**Location:** 1097 Richard Avenue, (1549 & 1551) Clementine Boulevard  
**Ward:** 17 - Capital  
**Legal Description:** Part Lot 42, Reg. Plan 527  
**Zoning:** R3A  
**Zoning By-law:** 2008-250

**PURPOSE OF THE APPLICATIONS:**

The Owner wants to subdivide its property into three separate parcels of land. The existing dwelling (1097 Richard Avenue) is to remain and it is proposed to construct two, three-storey row houses in the existing rear yard (fronting on Clementine Boulevard).

**CONSENT IS REQUIRED FOR THE FOLLOWING:**

In order to do this, the Owner requires the Consent of the Committee for Conveyances. The property is shown as Parts 1 to 3 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-00242	8.46 m	21.79 m	181.5 sq. m	1	1549 Clementine Blvd.
B-00243	10.49 m	20.07 m	180 sq. m	2	1551 Clementine Blvd.

The land to be retained, shown as Part 3 on the plan filed with the applications, will have a frontage of 12.45 metres on Clementine Boulevard, a depth of 17.05 meters and an area of 226.9 square metres. This parcel, to be known municipally as 1097 Richard Avenue, will contain the existing detached dwelling.

It should be noted that, for By-law purposes, the frontage on Clementine Boulevard is deemed to be the front lot line for 1097 Richard Avenue.

Approval of these applications will have the effect of creating three separate parcels of land. The existing detached dwelling will not be in conformity with the requirements of the Zoning By-law and therefore a Minor Variance Application (D08-02-19/A-00234) has been filed and will be heard concurrently with these applications.