

MINOR VARIANCE APPLICATIONS
Under Section 45 of the *Planning Act*

To be held on Wednesday, January 18, 2017 starting at 6:30 pm
Ben Franklin Place, The Chamber, Main Floor, 101 Centrepointe Drive

File Nos.: D08-02-16/A-00371 & D08-02-16/A-00372
Owner(s): Ethos Infill & Developemnts Inc.
Location: 106, (108) Chippewa Avenue
Ward: 8 - College
Legal Description: Lots 2021, 2022, 2023, 2024 and 2025, Reg. Plan 375
Zoning: R1FF
Zoning By-law: 2008-250

PURPOSE OF THE APPLICATIONS:

At its Hearing of September 7, 2016 the Committee refused Minor Variance Applications (D08-02-16/A-00202 to D08-02-16/A-00204) pertaining to this property. The Owner has now revised its plans and has filed new Consent Applications (D08-01-16/B-00403 & D08-01-16/B-00404) which, if approved, will have the effect of creating two separate parcels of land which will not be in conformity with the requirements of the Zoning By-law. The Owner proposes to construct two new, two-storey detached dwellings, with one dwelling unit on each of the newly created parcels of land, as shown on plans filed with the Committee. The existing dwelling and detached garage are to be demolished.

RELIEF REQUIRED:

In order to proceed, the Owner requires the Authority of the Committee for Minor Variances from the Zoning By-law as follows:

A-00371: 108 Chippewa Avenue, Part 1 on the draft 4R-Plan filed with the application, proposed detached dwelling.

- a) To permit a reduced lot width of 19.05 metres whereas the By-law requires a minimum lot width of 19.5 metres.
- b) To permit a reduced lot area of 552.35 square metres whereas the By-law requires a minimum lot area of 600 square metres.

A-00372: 106 Chippewa Avenue, Part 2 on the plan submitted, proposed detached dwelling

- c) To permit a reduced lot width of 19.05 metres whereas the By-law requires a minimum lot width of 19.5 metres.
- d) To permit a reduced lot area of 552.45 square metres whereas the By-law requires a minimum lot area of 600 square metres.

It should be noted that exception [632] of the Zoning By-law states, that “solely and specifically for the purposes of calculating minimum lot area, maximum lot coverage and minimum rear yard requirements for land described herein, the owner of lots on Plan 375 may utilize a portion of the lane not exceeding 1.6 m in depth measured perpendicularly from and running along the entire length of the rear lot line but not exceeding beyond the points of intersection with both of the side lot lines”.

THE APPLICATIONS indicate that the Property is the subject of the above noted Consent applications under the *Planning Act*.