

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

**To be held on Wednesday, April 5, 2017 starting at 1:00 pm**  
**Ben Franklin Place, The Chamber, Main Floor, 101 Centrepointe Drive**

**File Nos.:** D08-02-17/A-00051 & D08-02-17/A-00052  
**Owner(s):** Sam Falsetto  
**Location:** 80 & 82 Bellwood Avenue, (7) Scotia Place  
**Ward:** 17 - Capital  
**Legal Description:** Lot 14 and Part Lot 13, Reg. Plan 133434  
**Zoning:** R3P [487]  
**Zoning By-law:** 2008-250

**PURPOSE OF THE APPLICATIONS:**

The Owner has filed Consent Applications (D08-01-17/B-00054 & D08-01-17/B-00055) which, if approved, will have the effect of creating three separate parcels of land. It is proposed to subdivide the property and the existing semi-detached dwelling, as shown on plans filed with the Committee, and to retain the abutting parcel that is currently vacant. Two of the proposed parcels of land and the existing semi-detached dwelling will not be in conformity with the requirements of the Zoning By-law.

**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-00051: 82 Bellwood Ave., Part 1 on Draft 4R Plan – existing semi-detached dwelling

- a) To permit a reduced lot width of 5.28 metres (Bellwood Avenue), whereas the By-law requires a minimum lot width of 5.6 metres.
- b) To permit a reduced lot area of 123 square metres, whereas the By-law requires a minimum lot area of 165 square metres.
- c) To permit a reduced front yard setback of 1.93 metres, whereas the By-law requires for a corner lot, the minimum front yard setback be equal to that of the abutting residential lot that faces the same street as the affected lot, which in this case is 2.02 metres.
- d) To permit a reduced corner side yard setback of 0.76 metres, whereas the By-law requires a minimum corner side yard setback of 3.0 metres.
- e) To permit a reduced rear yard setback of 1.19 metres, whereas the By-law requires, on a corner lot, a minimum setback from any rear lot line or interior side lot line is 1.2 metres, however a further yard abutting both the interior lot line and the rear lot line must be provided, equal to 25% of the lot depth by 30% of the lot width, at a minimum.

- f) To permit a porch to project to the front lot line, whereas the By-law permits a porch to project 2 metres into a required yard, but no closer than 1 metre from any lot line.
- g) To permit a porch to project 0.45 metres from the rear lot line, whereas the By-law permits a porch to project 2 metres into a required yard, but no closer than 1 metre from any lot line.

It should be noted that, for By-law purposes, the frontage on Bellwood Avenue is deemed to be the front lot line for this property (82 Bellwood Avenue).

A-00052: 80 Bellwood Ave., Parts 2 & 3 on Draft 4R Plan – existing semi-detached dwelling

- h) To permit a reduced lot area of 126 square metres, whereas the By-law requires a minimum lot area of 165 square metres.
- i) To permit a reduced northerly interior side yard setback of 1.15 metres, whereas the By-law requires a minimum interior side yard setback of 1.2 metres.
- j) To permit a reduced rear yard setback of 23% of the lot depth or 4.4 metres, whereas the By-law requires a minimum rear yard setback equal to 25% of the lot depth which, in this case, is 4.6 metres.
- k) To permit a porch to project to the front lot line, whereas the By-law permits a porch to project 2 metres into a required yard, but no closer than 1 metre from any lot line.

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