

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

To be held on Wednesday, April 19, 2017 starting at 1:00 pm
Ben Franklin Place, The Chamber, Main Floor, 101 Centrepointe Drive

File Nos.: D08-02-17/A-00060 & D08-02-17/A-00061
Owner(s): Peter Riemann
Location: 639 Highland Avenue, (459) Dovercourt Avenue
Ward: 15 - Kitchissippi
Legal Description: Lot 60, Reg. Plan 351
Zoning: R1O
Zoning By-law: 2008-250

PURPOSE OF THE APPLICATIONS:

The Owner has filed Consent Applications (D08-01-17/B-00059 & D08-01-17/B-00060) which, if approved, will have the effect of creating two separate parcels of land. The existing detached dwelling will remain on one parcel and it is proposed to construct a two-storey detached dwelling on the other parcel, as shown on plans filed with the Committee.

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-00060: 459 Dovercourt Ave., Part 1 on Draft 4R Plan – proposed detached dwelling

- a) To permit a reduced lot area of 342 square metres, whereas the By-law requires a minimum lot area of 450 square metres.

A-00061: 639 Highland Ave., Part 2 on Draft 4R Plan – existing detached dwelling

- b) To permit a reduced lot area of 362.3 square metres, whereas the By-law requires a minimum lot area of 450 square metres.
- c) To permit a reduced rear yard setback of 5.1 metres, whereas the By-law requires a minimum rear yard setback equal to the lot depth minus 18 metres, which, in this case, is 6.1 metres, for any lot with a lot depth greater than 24 metres up to and including 25 metres.
- d) To permit a reduced rear yard area of 22% of the lot area, or 80.4 square metres, whereas the By-law requires a minimum rear yard area of 25% of the lot area which, in this case, is 90.5 square metres.

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