

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

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

**File Nos.:** D08-02-16/A-00309 & D08-02-16/A-00310  
**Owner(s):** Annette Bateman  
**Location:** 625, (623) Lyon Street South  
**Ward:** 17- Capital  
**Legal Description:** Lot 10, Registered Plan 168714  
**Zoning:** R3P  
**Zoning By-law:** 2008-250 as amended

**PURPOSE OF THE APPLICATIONS:**

On January 18, 2017, the Committee of Adjustment adjourned these applications to allow the Owner time to consult with neighbours, revise the plans and revise the Minor Variance requests.

The Owner has filed Consent Applications (D08-01-16/B-00328 & D08-01-16/B-00329) which, if approved, will have the effect of creating two separate parcels of land. It is proposed to demolish the existing duplex dwelling located on the property and construct a three-storey semi-detached dwelling, as shown on plans filed with the Committee.

It should be noted that the previous Variance requests under Zoning By-law amendment 2015-228 (Phase II of the Low-rise Infill Housing Study) have been deleted because that amendment has been incorporated into Zoning By-law 2008-250.

**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-00309: 623 Lyon Street South., Part 1 on Draft 4R Plan, proposed semi-detached dwelling

- a) To permit a reduced lot area of 154.2 square metres, whereas the By-law requires a minimum lot area of 165 square metres. (The previous request was for 156.2 square metres).
- b) To permit a balcony and supporting columns to project to the northerly interior side lot line, whereas the By-law permits a balcony to project 2 metres, but no closer than 1 metre from any lot line.

- c) To permit a balcony and supporting columns to project into a required rear yard on a lot with a depth of 20.1 metres, whereas the By-law states that, despite Subsection (6) of Table 65 a balcony may not project into a required rear yard on lots 30 metres or less in depth.

A-00310: 625 Lyon Street South, Part 2 on Draft 4R Plan, proposed semi-detached dwelling

- d) To permit a reduced lot area of 145.6 square metres, whereas the By-law requires a minimum lot area of 165 square metres. (The previous request was for 143.3 square metres).
- e) To permit a reduced rear yard setback of 21% of the lot depth (4.31 metres), which comprises 21.3% of the lot area (31.0 square metres), whereas the By-law requires a minimum rear yard setback, for lots with a depth up to and including 23.5 metres, a distance equal to 25% of the lot depth (in this case 5.03 metres), which must comprise at least 25% of the lot area (in this case 36.4 square metres). **NEW VARIANCE**
- f) To permit a balcony and supporting columns to project into a required rear yard on a lot with a depth of 20.1 metres, whereas the By-law states that, despite Subsection (6) of Table 65 a balcony may not project into a required rear yard on lots 30 metres or less in depth.

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