

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

To be held on Wednesday, May 3, 2017 starting at 1:00 pm
Ben Franklin Place, The Chamber, Main Floor, 101 Centrepointe Drive

File Nos.: D08-02-17/A-00072 & D08-02-17/A-00073
Owner(s): David and Paul Casey (Under Agreement of Purchase & Sale)
Location: 223, (223 A & 223 B) Glebe Avenue
Ward: 17 - Capital
Legal Description: Lot 79, Reg. Plan 4M-17
Zoning: R3P
Zoning By-law: 2008-250

PURPOSE OF THE APPLICATIONS:

The Owners have filed Consent Applications (D08-01-17/B-00064 & D08-01-17/B-00087) which, if approved, will have the effect of creating two separate parcels of land. It is proposed to demolish the existing dwelling and construct two, two-storey detached dwellings, as shown on plans filed with the Committee. The proposed parcels of land and shared driveway 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-00072: 223 A Glebe Ave., Parts 1 - 3 on Draft 4R Plan – proposed detached dwelling

- a) To permit a reduced lot area of 245 square metres, whereas the By-law requires a minimum lot area of 270 square metres.
- b) To permit a reduced lot width of 7.62 metres, whereas the By-law requires a minimum lot width of 9.0 metres.
- c) To permit a reduced driveway width of 2.9 metres (to be shared with the abutting property), whereas the By-law states that a driveway may be shared between two abutting properties provided that the driveway is at least 3.0 metres in width.

A-00073: 223 B Glebe Ave., Parts 4 - 6 on Draft 4R Plan – proposed detached dwelling

- d) To permit a reduced lot area of 245 square metres, whereas the By-law requires a minimum lot area of 270 square metres.
- e) To permit a reduced lot width of 7.62 metres, whereas the By-law requires a minimum lot width of 9.0 metres.
- f) To permit a reduced driveway width of 2.9 metres (to be shared with the abutting property), whereas the By-law states that a driveway may be shared between two abutting properties provided that the driveway is at least 3.0 metres in width.

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