

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

To be held on Wednesday, June 7, 2017, starting at 6:30 pm
Ben Franklin Place, The Chamber, Main Floor, 101 Centrepointe Drive

File Nos.: D08-02-17/A-00106 & D08-02-17/A-00107
Owner(s): Franchino & Ozlem Bonanno
Location: (17), 19 Lotta Avenue
Ward: 8 - College
Legal Description: Lots 1384, 1385, 1386 & 1387 and Part of Lane adjacent to rear of Lots 1384, 1385, 1386 & 1387 (as Closed by Judge's Order Inst. No NS150813), Reg. Plan 375
Zoning: R1FF[632]
Zoning By-law: 2008-250

PURPOSE OF THE APPLICATIONS:

The subject property is comprised of four full Lots on a Plan of Subdivision (Lots 1384, 1385, 1386 & 1387), as well as a strip of land across the rear of the property, being a former rear lane closed by Judge's Order. The Owners want to convey Lots 1384 & 1385 and a portion of the rear lane (Consent Application D08-01-17/B-00108) in order to create two separate parcels of land. It is proposed to demolish the existing dwelling, detached garage and shed for the construction of a new two-storey detached dwelling on the easterly two lots (Lots 1384 & 1385) and a new two-storey detached dwelling on the westerly two lots (Lots 1386 & 1387), as shown on plans filed with the Committee. Both newly formed parcels of land as well as the development on one parcel will not be in conformity with the requirements of the Zoning By-law.

RELIEF REQUIRED:

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

A-00106: 19 Lotta Avenue, Parts 1 & 2 on the Draft 4R-Plan submitted with the applications, (Lots 1386 & 1387), proposed detached dwelling.

- a) To permit a reduced lot width of 15.315 metres whereas the By-law requires a minimum lot width of 19.5 metres.
- b) To permit a reduced lot area of 443.40 square metres whereas the by-law requires a minimum lot area of 600 square metres.
- c) To permit the proposed porch and canopy to project 4.12 metres into the required rear yard whereas the By-law permits a maximum projection of 2 metres into a required yard.

A-00107: 17 Lotta Avenue, Parts 3 & 4 on the plan presented, (Lots 1384 & 1385), proposed detached dwelling.

- d) To permit a reduced lot width of 15.315 metres whereas the By-law requires a minimum lot width of 19.5 metres.
- e) To permit a reduced lot area of 443.50 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 not the subject of any other current application under the *Planning Act*.