

MINOR VARIANCE/PERMISSION APPLICATION
Under Section 45 of the *Planning Act*

To be held on Wednesday, July 19, 2017, starting at 6:30 p.m.
Ben Franklin Place, The Chamber, Main Floor, 101 Centrepointe Drive

File No.: D08-02-16/A-00282
Owner(s): Claymor Homes Inc.
Location: 1340 Emerald Gate Avenue & (3875) Autumnwood Street
Ward: 10 - Gloucester-Southgate
Legal Description: Lot 33, Reg. Plan 674
Zoning: R1WW[637)
Zoning By-law: 2008-250

PURPOSE OF THE APPLICATION:

At its Hearings on October 5, 2016 and November 2, 2016 the Committee adjourned Consent and Minor Variance applications pertaining to the development of this property. The Owner has filed Consent Application D08-01-16/B-00302, which approved, will have the effect of creating two separate parcels of land. The newly created parcel and the proposed dwelling will not be in conformity with the requirements of the Zoning By-law. The Owner wants to proceed with the application to construct the new two-storey detached dwelling on the newly created parcel, as shown on plans filed with the Committee. The existing dwelling would remain on the other parcel.

RELIEF REQUIRED:

In order to proceed, the Owner requires the Authority of the Committee for Minor Variances from the Zoning By-law for the newly created parcel (Part 1) as follows:

- a) To permit a reduced lot area of 457.1 square metres whereas the By-law requires a minimum lot area of 555 square metres.
- b) To permit a reduced rear yard setback of 22.5% of the lot depth, or 7.046 metres whereas the By-law requires a minimum rear yard setback of 28% of the lot depth, in this case 8.8 metres.
- c) To permit a reduced rear yard area of 22.5% of the lot area or 102.85 square metres whereas the By-law requires a minimum rear yard area of 25% of the lot area, in this case 114.28 square metres.
- d) To permit a reduced westerly corner side yard setback of 4.771 metres whereas the By-law requires a minimum corner side yard setback of 5.0 metres.

THE APPLICATION indicates that the Property is the subject of a related current Consent Application as noted above under the *Planning Act*.