

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

To be held on Wednesday, August 2, 2017, starting at 6:30 p.m.
Ben Franklin Place, The Chamber, Main Floor, 101 Centrepointe Drive

File Nos.: D08-02-17/A-00187 & D08-02-17/A-00188
Owner(s): Ian and Patricia Kolesnik
Location: (52), 54 Rita Avenue
Ward: 8 - College
Legal Description: Lots 579 to 582, Reg. Plan 375
Zoning: R5FF[632]
Zoning By-law: 2008-250

PURPOSE OF THE APPLICATIONS:

The Owners have filed Consent Application D08-01-17/B-00202 which, if approved, will have the effect of creating two separate parcels of land. Both parcels as well as the proposed development on the parcels will not be in conformity with the requirements of the Zoning By-law. The Owners want to construct new, one-storey detached dwellings on each of the newly created parcels.

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-00187: 54 Rita Avenue, Part 1 on a Draft 4R-Plan filed with the application, proposed detached dwelling.

- a) To permit a reduced lot width of 15.68 metres whereas the By-law requires a minimum lot width of 19.5 metres.
- b) To permit a reduced lot area of 455.3 square metres whereas the By-law requires a minimum lot area of 600 square metres.
- c) To permit a reduced rear yard setback of 6.63 metres, or 23% of the lot depth whereas the By-law requires a minimum rear yard setback of 28% of the lot depth, in this case 8.13 metres.
- d) To permit a reduced rear yard area of 104.72 square metres, or 23% of the lot area whereas the By-law requires a minimum rear yard area of 25% of the lot area, in this case 113.83 square metres.
- e) To permit a covered porch to project 3.49 metres into the rear yard whereas the By-law does not permit a covered porch to project into the rear yard

A-00188: 52 Rita Avenue, Part 2 on the plan filed, proposed detached dwelling

- f) To permit a reduced lot width of 14.78 metres whereas the By-law requires a minimum lot width of 19.5 metres
- g) To permit a reduced lot area of 430.5 square metres whereas the By-law requires a minimum lot area of 600 square metres.
- h) To permit a reduced rear yard setback of 7.48 meters, or 26% of the lot depth whereas the By-law requires a minimum rear yard setback of 28% of the lot depth, in this case 8.13 metres.
- i) To permit a covered porch to project 2.99 metres into the rear yard whereas the By-law does not permit a covered porch to project into the rear yard.

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