

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

To be held on Wednesday, November 15, 2017 starting at 1:00 pm
Ben Franklin Place, The Chamber, Main Floor, 101 Centrepointe Drive

File Nos.: D08-02-17/A-00296 & D08-02-17/A-00297
Owner(s): J & M Investments Ontario Inc. and JLG Developments Inc.
Location: 505, (505 A, 505 B, 505 C, 507 A, 507 B & 507 C) Churchill Avenue North
Ward: 15 - Kitchissippi
Legal Description: Part Block 2, Reg. Plan 42
Zoning: R3R
Zoning By-law: 2008-250

PURPOSE OF THE APPLICATIONS:

The Owners have filed Consent Applications (D08-01-17/B-00366 & D08-01-17/B-00367) which, if approved, will have the effect of creating two separate parcels of land. It is proposed to construct two, three-storey three-unit dwellings with one dwelling on each of the proposed parcels, as shown on plans filed with the Committee. The proposed parcels of land 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-00296: 505 A, 505 B & 505 C Churchill Ave. N., Parts 1 & 2 on Draft 4R Plan – proposed three-unit dwelling

- a) To permit a reduced lot width of 10.0 metres, whereas the By-law requires a minimum lot width of 12.0 metres.

A-00297: 507 A, 507 B & 507 C Churchill Ave. N., Parts 3 & 4 on Draft 4R Plan – proposed three-unit dwelling

- b) To permit a reduced lot width of 10.0 metres, whereas the By-law requires a minimum lot width of 12.0 metres.

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