

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

To be held on Wednesday, December 6, 2017 starting at 1:00 pm
Ben Franklin Place, The Chamber, Main Floor, 101 Centrepointe Drive

File Nos.: D08-02-17/A-00291 & D08-02-17/A-00292
Owner(s): The Estate of Michele Lorusso
Location: 91 and 93 Flora Street
Ward: 14 - Somerset
Legal Description: Lot 19, Reg. Plan 30
Zoning: R4S [479]
Zoning By-law: 2008-250

PURPOSE OF THE APPLICATIONS:

The Owner has filed Consent Applications (D08-01-17/B-00362 & D08-01-17/B-00363) which, if approved, will have the effect of creating two separate parcels of land. The existing detached dwellings, known municipally as 91 and 93 Flora Street, are to remain and 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-00291: 91 Flora Street, Part 1 on Draft 4R Plan – existing detached dwelling

- a) To permit a reduced southerly interior side yard setback of 0.27 metres, whereas the By-law requires a minimum interior side yard setback of 0.6 metres.
- b) To permit a permitted projection (eaves) to 0 metres from the southerly side yard, whereas the By-law states that eaves can project into a required yard no more than 1 metres, but not closer than 0.3 metres to a property line.

A-00292: 93 Flora Street, Part 2 on Draft 4R Plan – existing detached dwelling

- c) To permit a reduced northerly interior side yard setback of 0.15 metres, whereas the By-law requires a minimum interior side yard setback of 0.6 metres.

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