

**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-00304, D08-02-17/A-00310 & D08-02-17/A-00311  
**Owner(s):** Arterra Homes Inc.  
**Location:** 31 Simcoe Street, (134 & 136) Evelyn Avenue  
**Ward:** 17 - Capital  
**Legal Description:** Lot 136 & 137, Reg. Plan 110574  
**Zoning:** R3P  
**Zoning By-law:** 2008-250 & 2017-245

**PURPOSE OF THE APPLICATIONS:**

The Owner has filed Consent Applications (D08-01-17/B-00374 to D08-01-17/B-00376) which, if approved, will have the effect of creating three separate parcels of land. It is proposed to construct a new three-storey semi-detached dwelling on two of the newly created parcels, facing Evelyn Avenue, and a new two-storey detached dwelling is to be constructed on the other newly created parcel, facing on Simcoe Street, as shown on plans filed with the Committee. The proposed development will not be in conformity with the requirements of the Zoning By-Law and with the provisions of the Interim Control 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-00304: (136) Evelyn Avenue, Part 1 on Draft 4R Plan – one of the proposed semi-detached dwelling units:

Under By-law 2017-245

- a) To permit an increased floor area of 295 square metres for the ground floor unit, whereas the By-law permits a maximum floor area of 120 square metres per unit.

A-00310: (134) Evelyn Avenue, Part 2 on Draft 4R Plan – one of the proposed semi-detached dwelling units:

Under By-law 2017-245

- b) To permit an increased floor area of 295 square metres for the ground floor unit, whereas the By-law permits a maximum floor area of 120 square metres per unit.

Under By-law 2008-250

- c) To permit a 2.75 metre wide single driveway leading to a garage, whereas the Front Yard Pattern provisions of the By-law state in part that the front yard must be fully landscaped.
- d) To permit a single driveway that provides access to a garage along Evelyn Avenue, whereas the Parking Access Pattern provisions of the By-law state in part that no driveways along lot lines may abut a street.

A-00311: 31 Simcoe, Parts 3 & 4 on Draft 4R Plan – proposed detached dwelling:

Under By-law 2017-245

- e) To permit a principal entranceway to be located along the corner side wall of the dwelling, whereas the Entranceway Patterns provisions of the By-law state in part that the principal entranceway must be located along the front wall of the dwelling.

It should be noted that, for By-law purposes, the frontage on Evelyn Avenue is deemed to be the front lot line for the newly configured corner lot and that the proposed detached dwelling has been designed to front onto Simcoe Street.

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