

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

To be held on Wednesday, January 17, 2018, starting at 6:30 p.m.
Ben Franklin Place, The Chamber, Main Floor, 101 Centrepointe Drive

File Nos.: D08-02-17/A-00329 & D08-02-17/A-00330
Owner(s): Michele and Liliana Lorelli
Location: 56, (58) Stevenson Avenue
Ward: 16 - River
Legal Description: Lot 41 and Part of Lot 42, Reg. Plan 332
Zoning: R1O
Zoning By-law: 2008-250

PURPOSE OF THE APPLICATIONS:

The Owners have filed Consent Applications (D08-01-17/B-00399 and D08-01-17/B-00400) which, if approved, will have the effect of creating two separate parcels of land. The parcel containing the existing dwelling and the other parcel which will contain a proposed detached dwelling will not be in conformity with the requirements of the Zoning By-law.

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-00329: 56 Stevenson Avenue, Part 1 on the Draft 4R-Plan filed with the application, existing detached dwelling.

- a) To permit a reduced lot width of 13.4 metres whereas the By-law requires a minimum lot width of 15 metres.
- b) To permit a reduced lot area of 376.9 square metres whereas the By-law requires a minimum lot area of 450 square metres.

A-00330: 58 Stevenson Avenue, Part 2 on the plan filed, proposed detached dwelling

- c) To permit a reduced lot width of 10.5 metres whereas the By-law requires a minimum lot width of 15 metres.
- d) To permit a reduced lot area of 318.7 square metres whereas the By-law requires a minimum lot area of 450 square metres.

THE APPLICATIONS indicate that the Property is the subject of related current consent applications as noted above under the *Planning Act*.