

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

To be held on Wednesday, February 7, 2018, starting 6:30 p.m.
Ben Franklin Place, The Chamber, Main Floor, 101 Centrepointe Drive

File Nos.: D08-02-17/A-00355 and D08-02-17/A-00357
Owner(s): André St. Louis
Location: (96), 98 Withrow Avenue
Ward: 8 - College
Legal Description: Lots 282, 283, 284 and 285, Reg. Plan 375
Zoning: R1FF[632]
Zoning By-law: 2008-250

PURPOSE OF THE APPLICATIONS:

The Owner wants to construct two, two-storey detached dwellings as shown on plans filed with the Committee. The existing dwelling and detached garage are to be demolished. As noted in the legal description, the property consists of four full lots on a Plan of Subdivision. The Consent of the Committee is required to facilitate the construction of the two proposed dwellings.

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-00355: 98 Withrow Avenue, Part 1 on a Draft 4R-Plan (Lots 282 and 283) on Reg. Plan 375, proposed detached dwelling.

- a) To permit a reduced lot width of 15.3 metres whereas the By-law requires a minimum lot width of 19.5 metres.
- b) To permit a reduced lot area of 443.2 square metres whereas the By-law requires a minimum lot area of 600 square metres.

A-00356: 96 Withrow Avenue, Part 2 on a Draft 4R-Plan (Lots 284 and 285) on Reg. Plan 375, proposed detached dwelling.

- c) To permit a reduced lot width of 15.3 metres whereas the By-law requires a minimum lot width of 19.5 metres.
- d) To permit a reduced lot area of 443 square metres whereas the By-law requires a minimum lot area of 600 square metres.

It should be noted that solely and specifically for the purpose of calculating minimum lot area, maximum lot coverage and minimum rear yard requirements for lands described

herein, the owner of lots on Plan 375 may utilize a portion of the lane not exceeding 1.6 metres in depth measured perpendicularly from and running along the entire length of the rear lot line but not exceeding the points of intersection with both of the side lot lines.

THE APPLICATIONS indicate that the Property is not the subject of any other current application under the *Planning Act*.