

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

To be held on Wednesday, March 21, 2018, starting at 6:30 p.m.
Ben Franklin Place, The Chamber, Main Floor, 101 Centrepointe Drive

File Nos.: D08-02-16/A-00371 and D08-02-16/A-00372
Owner(s): Ethos Infill and Developments Inc.
Location: 106 and (108) Chippewa Avenue
Ward: 8 - College
Legal Description: Lot 2021 to 2025; Reg. Plan 375
Zoning: R1FF
Zoning By-law: 2008-250

PURPOSE OF THE APPLICATIONS:

In March 2017, the Committee adjourned these Minor Variance Applications and the accompanying Consent Applications (D08-01-16/B-00403 and D08-01-16/B-00404) "Sine Die". The Owner has revised the plans and reactivated the files.

The Owner wants to subdivide its property into two separate parcels of land, which will not be in conformity with the requirements of the Zoning By-law. It is proposed to construct two, two-storey detached dwellings, with one dwelling on each of the newly created parcels of land, as shown on plans filed with the Committee. The existing dwelling and detached garage are to be demolished.

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-00371: 108 Chippewa Avenue, Part 1 on the draft 4R-Plan filed with the application, proposed detached dwelling.

- a) To permit a reduced lot width of 19.05 metres whereas the By-law requires a minimum lot width of 19.5 metres.
- b) To permit a reduced lot area of 552.35 square metres whereas the By-law requires a minimum lot area of 600 square metres.

A-00372: 106 Chippewa Avenue, Part 2 on the plan submitted, proposed detached dwelling

- c) To permit a reduced lot width of 19.05 metres whereas the By-law requires a minimum lot width of 19.5 metres.
- d) To permit a reduced lot area of 552.45 square metres whereas the By-law requires a minimum lot area of 600 square metres.

It should be noted that exception [632] of the Zoning By-law states, that “solely and specifically for the purposes of calculating minimum lot area, maximum lot coverage and minimum rear yard requirements for land described herein, the Owner of lots on Plan 375 may utilize a portion of the lane not exceeding 1.6 m in depth measured perpendicularly from and running along the entire length of the rear lot line but not exceeding beyond the points of intersection with both of the side lot lines”.

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