

**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.:** D08-02-18/A-00037 and D08-02-18/A-00038  
**Owner(s):** Sima Abdoullahpour  
**Location:** (2A), (2B) and 4 Leona Avenue  
**Ward:** 9 - Knoxdale-Merivale  
**Legal Description:** Lot 143, Reg. Plan 289002  
**Zoning:** R1FF  
**Zoning By-law:** 2008-250

**PURPOSE OF THE APPLICATIONS:**

In 2013, Consent and Minor Variance Applications were approved to subdivide the property into three separate parcels of land. The Consent Applications were not completed within the statutory timelines and lapsed. The Owner has revised the plans and filed new Consent Applications (D08-01-18/B-00037 to D08-01-18/B-00039). The existing two-storey detached dwelling, municipally known as 4 Leona Avenue, is to remain, and it is proposed to construct two, three-storey detached dwellings. Two of the proposed parcels 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-00037: (2B) Leona Avenue, Part 2 on 4R-27095, proposed detached dwelling

- a) To permit a reduced lot width of 14.21 metres, whereas the By-law requires a minimum lot width of 19.5 metres.

A-00038: (2A) Leona Avenue, Part 3 on 4R-27095, proposed detached dwelling

- b) To permit a reduced lot width of 14.20 metres, whereas the By-law requires a minimum lot width of 19.5 metres.

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