

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

To be held on Wednesday, March 21, 2018, starting 1:00 p.m.
Ben Franklin Place, The Chamber, Main Floor, 101 Centrepointe Drive

File Nos.: D08-02-18/A-00044 & D08-02-18/A-00045
Owner(s): Kenwood Homes Inc.
Location: 696 Echo & (294, 296) Riverdale Avenue
Ward: 17 - Capital
Legal Description: Part of Lot 20, Reg. Plan 105374
Zoning: R3P
Zoning By-law: 2008-250

PURPOSE OF THE APPLICATIONS:

The Owner has filed Consent Applications (D08-01-18/B-00043 & D08-01-18/B-00044) which, if approved, will have the effect of creating two separate parcels of land. The Owner proposes to construct a new 6.8 metre x 10.29 metre four-storey semi-detached dwelling on this vacant parcel, as shown on plans filed with the Committee.

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-00044: 296 Riverdale Avenue, Part 1 on the Draft 4R-Plan filed with the applications, one-half of a proposed semi-detached dwelling.

- a) To permit a reduced front yard setback of 2.0 metres whereas the By-law requires a minimum front yard setback of 3.0 metres.

A-00045: 294 Riverdale Avenue, Part 2 on the plan filed, one-half of a proposed semi-detached dwelling.

- b) To permit a reduced front yard setback of 2.0 metres whereas the By-law requires a minimum front yard setback of 3.0 metres.

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