

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

**To be held on Wednesday, May 16, 2018, starting at 6:30 p.m.**  
**Ben Franklin Place, The Chamber, Main Floor, 101 Centrepointe Drive**

**File Nos.:** D08-02-18/A-00144 & D08-02-18/A-00145  
**Owner(s):** Andrei Katchmar  
**Location:** (87), 89 Rita Avenue  
**Ward:** 8 - College  
**Legal Description:** Lots 719, 720, 721 & 722, Reg. Plan 375  
**Zoning:** R1FF[632]  
**Zoning By-law:** 2008-250

**PURPOSE OF THE APPLICATIONS:**

The Owners want to construct two, two-storey detached dwellings, as shown on plans filed with the Committee. The existing dwelling and shed 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 not required, though minor variances are required to facilitate the construction of the two proposed dwellings.

**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-00144: (xx) Rita Avenue, Lots 721 and 722 on Registered Plan 375, proposed detached dwelling

- a) To permit a reduced lot width of 15.24 metres, whereas the By-law requires a minimum lot width of 19.5 metres.
- b) To permit a reduced lot area of 418.03 square metres, whereas the By-law requires a minimum lot area of 600 square metres.
- c) To permit a covered patio to project 3.6 metres into the required rear yard, whereas, the By-law permits a covered patio to project of 2 metres into a required yard.

A-00145: (xx) Rita Avenue, Lots 719 and 720 on Registered Plan 375, proposed detached dwelling.

- d) To permit a reduced lot width of 15.24 metres, whereas the By-law requires a minimum lot width of 19.5 metres.
- e) To permit a reduced lot area of 418.03 square metres, whereas the By-law requires a minimum lot area of 600 square metres.

- f) To permit a covered patio to project 3.6 metres into the required rear yard, whereas, the By-law permits a covered patio to project of 2 metres into a required yard.

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

**YOU ARE ENTITLED TO ATTEND** the Committee of Adjustment Public Hearing