

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

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

File Nos.: D08-02-18/A-00139 & D08-02-18/A-00140
Owner(s): Michael Cama and Gina Iacobucci-Cama
Location: 63 and (65) St. Claire Avenue
Ward: 8 - College
Legal Description: Lots 1687 to 1690 and Part of Lane; Reg. Plan 375
Zoning: R1FF
Zoning By-law: 2008-250

PURPOSE OF THE APPLICATIONS:

The Owners property consist of four lots on a Plan of Subdivision as noted in the legal description. It is proposed to demolish the existing detached dwelling and to construct two, two-storey detached dwellings, with one dwelling on lots 1687 and 1688 and with one dwelling on lots 1689 and 1690, as shown on plans filed with the Committee. The Authority of the Committee is required to facilitate the construction of the two proposed detached 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-00139: 65 St. Claire Avenue, Part 1 on the 4R-Plan filed with the applications, one of the proposed detached dwelling

- a) To permit a reduced lot width of 15.225 metres whereas the By-law requires a minimum lot width of 19.5 metres.
- b) To permit a reduced lot area of 440.8 square metres whereas the By-law requires a minimum lot area of 600 square metres.

A-00140: 63 St. Claire Avenue, Part 2 on the 4R-Plan filed with the applications, one of the proposed detached dwelling

- c) To permit a reduced lot width of 15.225 metres whereas the By-law requires a minimum lot width of 19.5 metres
- d) To permit a reduced lot area of 440.8 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 Owners of lots on Plan 375 may utilize a portion of the lane not exceeding 1.6 metres in depth and 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*.