

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-00141 & D08-02-18/A-00142
Owner(s): Caruso Quality Homes Ltd
Location: 38 (A and B) Harris Place
Ward: 8 - College
Legal Description: Lot 115, Reg. Plan 349783
Zoning: R1FF
Zoning By-law: 2008-250

PURPOSE OF THE APPLICATIONS:

The Owner has filed Consent Applications (D08-01-18/B-00149 & D08-01-18/B-00150) which, if approved, will have the effect of creating two separate parcels of land. Both parcels and the proposed development 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-00141: 38A Harris Place, Part 2 on the draft 4R-Plan filed with the applications, proposed detached dwelling

- a) To permit a reduced lot width of 17.055 metres whereas the By-law requires a minimum lot width of 19.5 metres.
- b) To permit a reduced lot area of 519.8 square metres whereas the By-law requires a minimum lot area of 600 square metres.
- c) To permit a reduced corner side yard setback of 3.373 metres, whereas the By-law requires a minimum corner yard setback of 4.5 metres.

A-00142: 38B Harris Place, Part 1 on the draft 4R-Plan filed with the applications, proposed detached dwelling

- d) To permit a reduced lot width of 17.055 metres whereas the By-law requires a minimum lot width of 19.5 metres.
- e) To permit a reduced lot area of 519.8 square metres whereas the By-law requires a minimum lot area of 600 square metres.

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