

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-00146 & D08-02-18/A-00147
Owner(s): L-Jay Consulting Inc.
Location: 102 and (104) Granton Avenue
Ward: 8 - College
Legal Description: Lots 2282 to 2285; Reg. Plan 375
Zoning: R1FF
Zoning By-law: 2008-250

PURPOSE OF THE APPLICATIONS:

The Owner's 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 2282 and 2283, and with one dwelling on lots 2284 and 2285, 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-00146: 104 Granton Avenue, Part 1 on the Draft 4R-Plan filed with the applications, one of the proposed detached dwelling

- a) To permit a reduced lot width of 15.255 metres, whereas the By-law requires a minimum lot width of 19.5 metres.
- b) To permit a reduced lot area of 441.5 square metres, whereas the By-law requires a minimum lot area of 600 square metres.

A-00147: 102 Granton Avenue, Part 2 on the Draft 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 441.5 square metres, whereas the By-law requires a minimum lot area of 600 square metres.

- e) To permit a reduced corner side yard setback of 3.14 metres, whereas the By-law requires a minimum corner yard setback of 4.5 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*.