

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

To be held on Wednesday, June 20, 2018, starting at 6:30 p.m.
Ben Franklin Place, The Chamber, Main Floor, 101 Centrepointe Drive

File Nos.: D08-02-18/A-00160 & D08-02-18/A-00161
Owner(s): Vincenzo and Consolata Idone
Location: 19 and (21) St. Claire Avenue
Ward: 8 - College
Legal Description: Lots 1643 to 1646, Reg. Plan 375
Zoning: R1FF [632]
Zoning By-law: 2008-250

PURPOSE OF THE APPLICATIONS:

The Owners' property consists of four lots on a Plan of Subdivision, as noted in the legal description. It is proposed to demolish the existing detached dwelling, as well as the existing detached garage, and to construct two, two-storey detached dwellings, with one dwelling on lots 1643 and 1644, and with one dwelling on lots 1645 and 1646, as shown on plans filed with the Committee.

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-00160: 21 St. Claire Avenue, Part 1 on the 4R-Plan filed with the applications, one of the proposed detached dwellings

- a) To permit a reduced lot width of 15.33 metres whereas the By-law requires a minimum lot width of 19.5 metres.
- b) To permit a reduced lot area of 444.7 square metres whereas the By-law requires a minimum lot area of 600 square metres.

A-00161: 19 St. Claire Avenue, Part 2 on the 4R-Plan filed with the applications, one of the proposed detached dwellings

- c) To permit a reduced lot width of 15.33 metres whereas the By-law requires a minimum lot width of 19.5 metres
- d) To permit a reduced lot area of 444.7square 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*.