

**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-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:**

At its Hearing on May 16, the Committee adjourned these applications sine die. The Owner now wants to proceed with the applications 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.

**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: 89 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 441.27 square metres, whereas the By-law requires a minimum lot area of 600 square metres
- c) **NEW:** To permit a reduced rear yard setback of 22.05% of the lot depth, or 6.4 metres to allow for a balcony, whereas the By-law states that the minimum rear yard setback is 25% of the lot depth or in this case 7.26 metres, but may not be less than 6 metres and need not exceed 7.5 metres.

A-00145: 87 Rita Avenue, Lots 719 and 720 on Registered Plan 375, proposed detached dwelling.

- d) To permit a reduced lot width of 15.24 meters, whereas the By-law requires a minimum lot width of 19.5 metres.

- e) To permit a reduced lot area of 441.27 square metres, whereas the By-law requires a minimum lot area of 600 square metres.
- f) **NEW:** To permit a reduced rear yard setback of 22.05% of the lot depth, or 6.4 metres, whereas the By-law states that the minimum rear yard setback is 25% of the lot depth, or in this case 7.26 metres, but may not be less than 6 metres but need not exceed 7.5 metres.

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