

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

**To be held on Wednesday, May 16, 2018, starting at 6:30 p.m.**  
**Ben Franklin Place, The Chamber, Main Floor, 101 Centrepointe Drive**

**File Nos.:** D08-02-18/A-00115 & D08-02-18/A-00116  
**Owner(s):** Antonio and Justine Natoli  
**Location:** 49, (51) Lotta Avenue  
**Ward:** 8 - College  
**Legal Description:** Lots 1416, 1417, 1418 and 1419, Reg. Plan 375  
**Zoning:** R1FF[632]  
**Zoning By-law:** 2008-250

**PURPOSE OF THE APPLICATIONS:**

The Owners want to construct two, two-storey detached dwellings, as shown on plans filed with the Committee. The existing dwelling and garage are to be demolished. As noted in the legal description, the property consists of four full lots on a Plan of Subdivision. The Consent of the Committee is not required, though minor variances are required to facilitate the construction of the two proposed 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-00115: 49 Lotta Avenue, (Lots 1416 and 1417) on Reg. Plan 375, proposed detached dwelling.

- a) To permit a reduced lot width of 15.2 metres, whereas the By-law requires a minimum lot width of 19.5 metres.
- b) To permit a reduced lot area of 417.9 square metres, whereas the By-law requires a minimum lot area of 600 square metres.
- c) To permit a reduced easterly corner side yard setback of 2.93 metres, whereas the By-law requires a minimum corner side yard setback of 4.5 metres.

A-00116: 51 Lotta Avenue, (Lots 1418 and 1419) on Reg. Plan 375, proposed detached dwelling.

- d) To permit a reduced lot width of 15.2 metres, whereas the By-law requires a minimum lot width of 19.5 metres.
- e) To permit a reduced lot area of 417.9 square metres, whereas the By-law requires a minimum lot area of 600 square metres.

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