

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

**To be held on Wednesday, July 4, 2018, starting 1:00 p.m.**  
**Ben Franklin Place, The Chamber, Main Floor, 101 Centrepointe Drive**

**File Nos.:** D08-02-18/A-00198 & D08-02-18/A-00201  
**Owner(s):** Christopher Simmonds (Under Agreement of Purchase & Sale)  
**Location:** 1 Frederick Place, (556) Cambridge Street South  
**Ward:** 17 - Capital  
**Legal Description:** Lot 24, Reg. Plan 217882  
**Zoning:** R1QQ  
**Zoning By-law:** 2008-250

**PURPOSE OF THE APPLICATIONS:**

The Owner has filed Consent Applications (D08-01-18/B-00210 & D08-01-18/B-00212) which, if approved, will have the effect of creating two separate parcels of land. The existing dwelling is to remain on the southerly parcel and it is proposed to construct a two-storey detached dwelling on the northerly parcel, as shown on plans filed with the Committee. The proposed parcels and the existing and proposed detached dwellings will not be in conformity with the requirements of the Zoning By-law.

**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-00198: 1 Frederick Place, Part 1 on the Draft 4R-Plan – existing detached dwelling

- a) To permit a reduced lot area of 355.2 square metres, whereas the By-law requires a minimum lot area of 360 square metres.
- b) To permit a reduced rear yard setback of 2.3% of the lot depth or 0.6 metres, whereas the By-law requires a minimum rear yard setback equal to 25% of the lot depth which, in this case, is 6.44 metres.
- c) To permit a reduced rear yard area of 13.6 % of the lot area or 48.27 square metres, whereas the By-law requires a minimum rear yard area equal to 25% of the lot area which, in this case, is 88.80 square metres.
- d) To permit a reduced corner side yard setback of 0.2 metres, whereas the By-law requires a minimum corner side yard setback of 3.0 metres.

It should be noted that, for By-law purposes, the frontage on Frederick Place is deemed to be the front lot line for this property.

A-00201: 556 Cambridge St. S., Part 2 on said Plan – proposed detached dwelling

- e) To permit a reduced lot area of 232.1 square metres, whereas the By-law requires a minimum lot area of 360 square metres.
- f) To permit a reduced front yard setback of 0.9 metres, whereas the By-law requires a minimum front yard setback of 3.0 metres.
- g) To permit a reduced rear yard setback of 0.7 metres, whereas the By-law requires a minimum rear yard setback of 4.0 metres, since the lot depth is less than 15 metres.
- h) To permit a reduced rear yard area of 21.8% of the lot area or 50.50 square metres, whereas the By-law requires a minimum rear yard area equal to 25% of the lot area which, in this case, is 58.03 square metres.

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