

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

To be held on Wednesday, July 18, 2018, starting at 6:30 p.m.
Ben Franklin Place, The Chamber, Main Floor, 101 Centrepointe Drive

File Nos.: D08-02-18/A-00221 to D08-02-18/A-00223
Owner(s): Justin Mastromattei
Location: 1333, (1333A, 1333B) Morley Boulevard
Ward: 16 - River
Legal Description: Lot 2, Reg. Plan 297204
Zoning: R3F
Zoning By-law: 2008-250

PURPOSE OF THE APPLICATIONS:

The Owner has filed Consent Applications (D08-01-18/B-00222 to D08-01-18/B-00224) which, if approved, will have the effect of creating three separate parcels of land. All the parcels as well as the proposed development on the parcels will not be in conformity with the requirements of the Zoning By-law. The Owner wants to construct a new two-storey detached dwelling on one parcel and a new two-storey semi-detached dwelling on the remaining two parcels, 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-00221: 1333A Morley Boulevard, Part 1 on the Draft 4R-Plan filed with the applications, one-half of a proposed semi-detached dwelling.

- a) To permit a reduced lot width of 7.42 metres, whereas the By-law requires a minimum lot width of 7.5 metres.
- b) To permit a reduced rear yard setback of 7.62 metres or 25% of the lot depth, whereas the By-law requires a minimum rear yard setback of 28% of the lot depth, in this case 8.5 metres.

A-00222: 1333B Morley Boulevard, Part 2 on the plan filed, one-half of a proposed semi-detached dwelling.

- c) To permit a reduced lot width of 7.42 metres, whereas the By-law requires a minimum lot width of 7.5 metres.

- d) To permit a reduced rear yard setback of 7.62 metres or 25% of the lot depth, whereas the By-law requires a minimum rear yard setback of 28% of the lot depth, in this case 8.5 metres.

A-00223: 1333 Morley Boulevard, Part 3 on the plan filed, proposed detached dwelling.

- e) To permit a reduced lot width of 8.03 metres, whereas the By-law requires a minimum lot width of 15 metres.
- f) To permit a reduced lot area of 244.8 square metres, whereas the By-law requires a minimum lot area 450 square metres.
- g) To permit a reduced rear yard setback of 7.62 metres or 25% of the lot depth, whereas the By-law requires a minimum rear yard setback of 28% of the lot depth, in this case 8.5 metres.
- h) To permit a total interior side yard setback of 1.8 metres (1.2 metres on the north side and 0.6 metres on the south side), whereas the By-law requires a minimum total interior side yard setback of 3.0 metres with one minimum yard no less than 1.2 metres.

THE APPLICATIONS indicate that the Property is the subject of related current consent applications as noted above under the *Planning Act*.