

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

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

File Nos.: D08-02-17/A-00360 & D08-02-18/A-00235
Owner(s): Bruce Richardson and Johanne Woodhouse Richardson
Location: 136 and 138 Hamilton Avenue North
Ward: 15 - Kitchissippi
Legal Description: Lot 1368, Reg. Plan 157
Zoning: R4H
Zoning By-law: 2008-250

PURPOSE OF THE APPLICATIONS:

At its Hearing on February 7, 2018, the Committee adjourned the Consent Application (D08-01-17/B-00449) and the Minor Variance Application (D08-02-17/A-00360) "Sine Die". It was determined that an additional Minor Variance Application was required for one of the proposed parcels, municipally known as 136 Hamilton Avenue North, and that additional minor variances were also necessary for the other proposed parcel, municipally known as 138 Hamilton Avenue North.

The Owners want to subdivide their property into two separate parcels of land. The existing detached dwellings as well as the detached garage, located at 138 Hamilton Avenue North, and the proposed parcels of land will not be in conformity with the requirements of the Zoning By-law.

RELIEF REQUIRED:

In order to proceed, the Owners require the Authority of the Committee for Minor Variances from the Zoning By-law as follows:

D08-02-17/A-00360 – 138 Hamilton Avenue North, Parts 3 and 4 on Draft 4R-Plan, existing detached dwelling with a detached garage

- a) To permit a reduced northerly interior side yard setback of 1.4 metres, whereas the By-law requires a minimum interior side yard setback of 1.8 metres for a dwelling.
- NEW** b) To permit a reduced lot area of 241.7 square metres, whereas the By-law requires a minimum lot area of 270 square metres.
- NEW** c) To permit a reduced lot width of 7.62 metres, whereas the By-law requires a minimum lot width of 9 metres.

- NEW** d) To permit a reduced northerly interior side yard setback of 0.37 metres for an accessory building (detached garage), whereas the By-law requires a minimum interior side yard setback of 0.6 metres for an accessory building.

D08-02-18/A-00235 – 136 Hamilton Avenue North, Parts 1 and 2 on Draft 4R-Plan, existing detached dwelling

- NEW** a) To permit a reduced southerly interior side yard setback of 1.1 metres, whereas the By-law requires a minimum interior side yard setback of 1.8 metres for a dwelling.

- NEW** b) To permit a reduced lot area of 241.7 square metres, whereas the By-law requires a minimum lot area of 270 square metres.

- NEW** c) To permit a reduced lot width of 7.62 metres, whereas the By-law requires a minimum lot width of 9 metres.

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