

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

To be held on Wednesday, August 1st, 2018, starting at 6:30 p.m.
Ben Franklin Place, The Chamber, Main Floor, 101 Centrepointe Drive

File Nos.: D08-02-18/A-00185 and D08-02-18/A-00186
Owner(s): Caring Unlimited Inc.
Location: (1335), 1337 Laperriere Avenue
Ward: 16 - River
Legal Description: Part of Block "C", Reg. Plan 398
Zoning: R1PP
Zoning By-law: 2008-250

PURPOSE OF THE APPLICATIONS:

The Owner has filed Consent Application D08-01-18/B-00182 which, if approved, will have the effect of creating two separate parcels of land. Both parcels as well as the proposed development on both parcels will not be in conformity with the requirements of the Zoning By-law, 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-00185: 1335 Laperriere Avenue, Parts 1 and 2 on a Draft 4R-Plan filed with the applications, proposed detached dwelling.

- a) To permit a reduced lot width 11.81 metres, whereas the By-law requires a minimum lot width of 15 metres.
- b) To permit a reduced lot area of 357.2 square metres, whereas the By-law requires a minimum lot area of 440 square metres.
- c) To permit a reduced easterly interior side yard setback of 3.0 metres, whereas the By-law requires a minimum interior side yard setback of 4.5 metres.

A-00186: 1337 Laperriere Avenue, Parts 3 & 4 on the plan filed, existing dwelling.

- d) To permit a reduced lot width of 13.66 metres whereas the By-law requires a minimum lot width of 15 metres.
- e) To permit a reduced lot area of 411.7 square metres, whereas the By-law requires a minimum lot area of 440 square metres.

- f) To permit parking on the proposed easement/right-of-way at 1335 Laperriere Avenue, whereas the By-law states that parking, except for driveways, must be located on the same lot as the use or building for which it is provided.

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