

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

To be held on Wednesday, October 17, 2018, starting at 1:00 p.m.
Ben Franklin Place, The Chamber, Main Floor, 101 Centrepointe Drive

File Nos.: D08-02-18/A-00331 & D08-02-18/A-00332
Owner(s): Neel Bhatt (under Agreement of Purchase and Sale)
Location: 55 & 59 Poplar Street
Ward: 14 - Somerset
Legal Description: Lot 174, Registered Plan 14
Zoning: R4H
Zoning By-law: 2008-250

PURPOSE OF THE APPLICATIONS:

The Owner has filed Consent Applications (D08-01-18/B-00345 & D08-01-18/B-00346), which, if approved will have the effect of creating two new parcels of land, for the existing dwellings. The parcels and the location of the existing dwellings will not be in conformity with 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-00331: 55 Poplar, Part 1 on the Draft 4R-Plan

- a) To permit a reduced minimum lot width of 8.8 metres, whereas the By-law requires a minimum lot width of 9 metres.
- b) To permit a reduced interior side yard setback of 0 metres, whereas the By-law requires a minimum total interior side yard setback of 1.8 metres with one minimum yard no less than 0.6 metres.

A-00332: 59 Poplar, Part 2 on the Draft 4R-Plan

- c) To permit a reduced minimum lot width of 8.8 metres, whereas the By-law requires a minimum lot width of 9 metres.
- d) To permit a reduced interior side yard setback of 0.56 metres, whereas the By-law requires a minimum total interior side yard setback of 1.8 metres with one minimum yard no less than 0.6 metres.

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