

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

To be held on Wednesday, November 21, 2018, starting 1:00 p.m.
Ben Franklin Place, The Chamber, Main Floor, 101 CentrepoinTE Drive

File Nos.: D08-02-18/A-00373 & D08-02-18/A-00374
Owner(s): Albert Hock
Location: 235 & 237 Plymouth Street
Ward: 17 - Capital
Legal Description: Lot 11, Registered Plan 87004
Zoning: R4T
Zoning By-law: 2008-250

PURPOSE OF THE APPLICATIONS:

The Owner filed a Consent Application (D08-01-18/B-00320), to subdivide his property into two parcels of land, with each new lot containing one-half of the existing semi-detached dwelling. It has since been determined that the proposed lots and existing semi-detached dwelling will not be in conformity with the requirements of the Zoning By-law. The Application was adjourned from its hearing on October 3, 2018, to be heard concurrently with these Applications

RELIEF REQUIRED:

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

D08-02-18/A-00373 – 235 Plymouth Street (one half of the semi-detached)

- a) To permit a reduced lot area of 105.1 square metres, whereas the By-law requires a minimum lot area of 110 square metres.
- b) To permit a reduced lot width of 4.2 metres, whereas the By-law requires a minimum lot width of 4.5 metres.
- c) To permit a reduced side yard setback of 0 metres, whereas the By-law requires a minimum side yard setback of 1.2 metres.

D08-02-18/A-00374 – 237 Plymouth Street (one half of the semi-detached)

- d) To permit a reduced lot width of 4.4 metres, whereas the By-law requires a minimum lot width of 4.5 metres.
- e) To permit a reduced side yard setback of 0 metres, whereas the By-law requires a minimum side yard setback of 1.2 metres.

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