

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

To be held on Wednesday, January 16, 2019 starting at 6:30 p.m.
Ben Franklin Place, The Chamber, Main Floor, 101 Centrepointe Drive

File No.: D08-02-18/A-00420
Owner(s): L-Jay Consulting Inc.
Location: 102, (104) Granton Avenue
Ward: 8 - College
Legal Description: Lots 2282, 2283, 2284 and 2285, Registered Plan 375
Zoning: R1FF[632]
Zoning By-law: 2008-250

PURPOSE OF THE APPLICATION:

The Owner's property consists of four full lots on a Plan of Subdivision as noted in the legal description. At its Hearing on June 6, 2018, the Committee considered Minor Variance Application D08-02-18/A-00147 and authorized variances for a reduced lot width and lot area for the proposed construction of a two-storey detached dwelling on Lots 2284 and 2285. A variance was also requested for a reduced corner side yard setback, which was refused.

The Owner has now filed a new application to construct a two-storey detached dwelling on lots 2284 and 2285, as shown on plans filed with the Committee. The application indicates that a two-storey detached dwelling is under construction on Lots 2282 and 2283.

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) To permit a reduced lot width of 15.255 metres, whereas the By-law requires a minimum lot width of 19.5 metres. (previously granted)
- b) To permit a reduced lot area of 441.5 square metres, whereas the By-law requires a minimum lot area of 600 square metres. (previously granted)
- c) To permit a reduced easterly corner side yard setback of 3.14 metres, whereas the By-law requires a minimum corner side yard setback of 4.5 metres. (previously refused)

THE APPLICATION indicates that the Property is not the subject of any other current application under the *Planning Act*.