

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

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

**File Nos.:** D08-02-18/A-00412 to D08-02-18/A-00415  
**Owner(s):** David Carty, Soloman Carty, Lynne Westlake and Brian Westlake  
**Location:** 1200-1210 Summerville Avenue  
**Ward:** 16 - River  
**Legal Description:** Part of Lot 46, Registered Plan 294  
**Zoning:** R4N  
**Zoning By-law:** 2008-250

**PURPOSE OF THE APPLICATIONS:**

Earlier in 2018, the Committee adjourned Consent Applications (D08-01-18/B-00261 to D08-01-18/B-00266 in order to allow the Owners time to file Minor Variances relating to lot sizes following the subdivision of this property. If approved, the Consent applications will have the effect of creating six separate parcels of land. Four of the newly created parcels, each containing one unit of an existing townhouse dwelling, 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 Owners require the Authority of the Committee for Minor Variances from the Zoning By-law as follows:

A-00412: 1208 Summerville Avenue, Parts 2, 19 & 20 on a Draft 4R-Plan filed with the applications, one unit.

- a) To permit a reduced lot width of 5.26 metres, whereas the By-law requires a minimum lot width of 6.0 metres.
- b) To permit a reduced lot area of 160 square metres, whereas the By-law requires a minimum lot area of 180 square metres.

A-00413: 1206 Summerville Avenue, Parts 3, 6, 17 and 18 on the plan filed, one unit.

- c) To permit a reduced lot width of 5.23 metres, whereas the By-law requires a minimum lot width of 6.0 metres.
- d) To permit a reduced lot area of 160 square metres, whereas the By-law requires a minimum lot area of 180 square metres.

A-00414: 1204 Summerville Avenue, Parts 4, 13, 14 & 15 on the plan filed, one unit.

- e) To permit a reduced lot width of 5.23 metres, whereas the By-law requires a minimum lot width of 6.0 metres.
- f) To permit a reduced lot area of 160 square metres, whereas the By-law requires a minimum lot area of 180 square metres.

A-00415:1202 Summerville Avenue, Parts 5, 10, 11 & 12 on the plan filed, one unit.

- g) To permit a reduced lot width of 5.23 metres, whereas the By-law requires a minimum lot width of 6.0 metres.
- h) To permit a reduced lot area of 160 square metres, whereas the By-law requires a minimum lot area of 180 square metres.

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