

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

**To be held on Wednesday, February 20, 2019 starting at 1:00 p.m.**  
**Ben Franklin Place, The Chamber, Main Floor, 101 Centrepointe Drive**

**File No.:** D08-02-19/A-00013  
**Owner(s):** Mike Robinson and Linda Uniac  
**Location:** 173, (175) Riverdale Avenue  
**Ward:** 17 - Capital  
**Legal Description:** Lot 124, Reg. Plan 283252  
**Zoning:** R3P [487]  
**Zoning By-law:** 2008-250

**PURPOSE OF THE APPLICATION:**

The Owners want to demolish the existing dwelling and construct a three-storey semi-detached dwelling, with one unit fronting on Riverdale Avenue and the other fronting on Avenue Road, 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) To permit a reduced front yard setback of 3.8 metres (along Avenue Road), whereas the Bylaw requires a minimum front yard setback of 4.5 metres.
- b) To permit an increased driveway width of 5.5 metres (entering from Avenue Road), whereas the Bylaw permits a maximum driveway width of 3.0 metres, where the lot width is between 8.25 metres and 14.99 metres.
- c) To permit an increased building height of 12.1 metres, whereas the Bylaw permits a maximum building height of 10 metres for a semi-detached dwelling.

It should be noted that, for By-law purposes, the frontage on Avenue Road is deemed to be the front lot line for this property.

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