

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

To be held on Wednesday, June 19, 2019 starting at 6:30 p.m.
Ben Franklin Place, The Chamber, Main Floor, 101 Centrepointe Drive

File Nos.: D08-02-19/A-00152 & D08-02-19/A-00153
Owner(s): Neoteric Developments 2.0 Inc.
Location: 44, (44A, 44B) Parkland Crescent
Ward: 9 - Knoxdale-Merivale
Legal Description: Lots 94 and 95, Registered Plan 564018
Zoning: R4F
Zoning By-law: 2008-250

PURPOSE OF THE APPLICATIONS:

The Owner has filed Consent Applications (D08-01-19/B-00165 to D08-01-19/B-00167) which, if approved, will have the effect of creating three separate parcels of land. Two of the parcels will not be in conformity with the requirements of the Zoning By-law. The Owner wants to construct three detached dwellings on this vacant property with one detached dwelling on each of the newly created parcels, as shown on plans filed with the Committee.

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-00152: 44A Parkland Crescent, Parts 1 & 2 on the Draft 4R-Plan filed with the applications, proposed detached dwelling.

- a) To permit a reduced lot width of 17.81 metres, whereas the By-law requires a minimum lot width of 19.5 metres.

A-00153: 44B Parkland Crescent, Parts 3, 4, 5 & 6 on the plan filed with the applications, proposed detached dwelling.

- b) To permit a reduced lot width of 17.81 metres, whereas the By-law requires a minimum lot width of 19.5 metres.

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