

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

To be held on Wednesday, January 22, 2020 starting at 6:30 p.m.
Ben Franklin Place, The Chamber, Main Floor, 101 Centrepointe Drive

File Nos.: D08-02-19/A-00312 & D08-02-19/A-00313
Owner(s): Caruso Quality Homes Ltd.
Location: 37, (39) Starwood Road
Ward: 8 - College
Legal Description: Lots 1918 to 1921, Reg. Plan 375
Zoning: R1FF
Zoning By-law: 2008-250

PURPOSE OF THE APPLICATIONS:

The Owner has filed Applications for Consent (D08-01-19/B-00359 and D08-010-19/B-00360) which, if approved, will have the effect of creating two separate parcels of land. The parcels will not be in conformity with the requirements of the Zoning By-law, as shown on plans filed with the Committee. One parcel will contain the existing detached dwelling, and it is proposed to construct a two-storey detached dwelling on the other parcel.

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-00312: 39 Starwood Rd., Parts 1 & 3 on a Draft 4R-Plan, proposed dwelling

- a) To permit a reduced lot width of 13.70 metres, whereas the By-law requires a minimum lot width of 19.5 metres.
- b) To permit a reduced lot area of 396.9 square metres, whereas the By-law requires a minimum lot area of 600 square metres.

A-00313: 37 Starwood Rd., Parts 2 & 4 on said Plan, existing dwelling

- c) To permit a reduced lot width of 16.74 metres, whereas the By-law requires a minimum lot width of 19.5 metres.
- d) To permit a reduced lot area of 485 square metres, whereas the By-law requires a minimum lot area of 600 square metres.
- e) To permit the existing rear porch roof eaves to project to 0.1 metres from the proposed lot line on the west side of the parcel, whereas the By-law states that the eaves may not be closer than 0.3 metres to a lot line.

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