

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

To be held on Wednesday, February 19, 2020, starting 6:30 p.m.
Ben Franklin Place, The Chamber, Main Floor, 101 Centrepointe Drive

File Nos.: D08-02-20/A-00003 & D08-02-20/A-00004
Owners: Barbara Champagne & Cassandra Gibson
Location: 85 & (83) Rita Avenue
Ward: 8 - College
Legal Description: Lots 715, 716, 717 & 718, Plan No. 375
Zoning: RIFF (632)
Zoning By-law: 2008-250

PURPOSE OF THE APPLICATIONS:

The Owners want to demolish the existing dwelling and detached garage in order to construct a new two-storey detached dwelling on lots 715 and 716 and another two-storey detached dwelling on lots 717 and 718, as shown on plans filed with the Committee.

The application indicates that the Owners' property consists of four full lots on a Plan of Subdivision.

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-00003 – 83 Rita Avenue, Lots 715 & 716, proposed detached dwelling

- a) To permit a reduced lot area of 416.8 square metres, whereas the By-law requires a minimum lot area of 600 square metres.
- b) To permit a reduced lot width of 15.24 metres, whereas the By-law requires a minimum lot width of 19.5 metres.

A-00004 – 85 Rita Avenue, Lots 717 & 718, proposed detached dwelling

- c) To permit a reduced lot area of 416.8 square metres, whereas the By-law requires a minimum lot area of 600 square metres.
- d) To permit a reduced lot width of 15.24 metres, whereas the By-law requires a minimum lot width of 19.5 metres.

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