

**Minor Variance Applications
Section 45 of the *Planning Act***

**Wednesday, January 13, 2021
1:00 p.m.**

File Nos.: D08-02-20/A-00321 to A-00323
Owner(s): Stephen Fazli
Location: 630 Tweedsmuir Ave., (257, 259, 261) Dovercourt Ave.
Ward: 15-Tweedsmuir
Legal Description: Lot 7, Registered Plan 451
Zoning: R3S
Zoning By-law: 2008-250

PURPOSE OF THE APPLICATIONS:

The Owner has filed Applications for Consent (D08-01-20/B-00369 to D08-01-20/B-00371) which, if approved, will have the effect of creating three separate parcels of land for the construction of a detached dwelling and a semi-detached dwelling. The existing detached dwelling will be demolished. The proposed new parcels and dwellings 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-00323, Part 1, 261 Dovercourt Avenue (one half of the semi-detached dwelling)

- a) To permit a reduced lot area of 141 square metres, whereas the By-law requires a minimum lot area of 165.0 square metres.
- b) To permit a reduced front yard setback of 3 metres, whereas the By-law requires a minimum front yard setback of 5.54 metres.

A-00322, Part 2, 259 Dovercourt Avenue (other half of the semi-detached dwelling)

- c) To permit a reduced lot area of 141 square metres, whereas the By-law requires a minimum lot area of 165.0 square metres.
- d) To permit a reduced front yard setback 3 metres, whereas the By-law requires a minimum front yard setback of 5.54 metres.

A-00321, Part 3 and 4, 257 Dovercourt Avenue (detached dwelling)

- e) To permit a reduced lot area of 222.5 square metres, whereas the By-law requires a minimum lot area of 270 square metres.

- f) To permit a reduced front yard setback of 3 metres, whereas the By-law requires a minimum front yard setback of 5.54 metres.

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