# Committee of Adjustment

## Decisions from July 22nd Hearing

| **ADDRESS** | **PURPOSE** | **DECISION** |
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| 312, (314) Kirchoffer Avenue | The Owners want to subdivide their property into two separate parcels of land in order to create separate ownerships for each unit of the existing one-storey semi-detached dwelling with one dwelling unit to be located on each of the newly created parcels of land. The owners also proposed to do some renovations and construct a second-storey on the existing dwellings. | The Committee is satisfied that the variances sought, as amended, are minor, and that the general intent of the Zoning By-law and the Official Plan (OP) is maintained. These applications are granted subject to the location and size of the proposed construction being in accordance with the plans filed, as the relate to the variances sought. |
| 4, (6) Garland Street | The Owners want to subdivide their property into two separate parcels of land. One parcel will contain the existing three-unit dwelling and it is proposed to construct a two-storey duplex dwelling on the other parcel. | The Committee, having had regard to the matters set out in Section 51(24) of the Planning Act, R.S.O. 1990, c.P.13, as amended, is therefore satisfied that, in this instance, a plan of subdivision is not necessary or desirable for the proper and orderly development of the Municipality. The Committee grants provisional consent, subject to conditions, which must be fulfilled within a one-year period from the date of the decision. |
| 4, (6) Garland Street | The Owners have filed a Consent Application (D08-01-15/B-00166) which, if approved, will have the effect of creating two separate parcels of land. It is proposed to construct a two-storey duplex dwelling on one parcel and the existing three-unit dwelling will remain on the other parcel, as shown on plans filed with the Committee. The proposed parcels of land as well as the existing and proposed dwellings will not be in conformity with the requirements of the Zoning By-law.  It should be noted that the proposed parcels are considered as “through lots” under the Zoning By-law, as each lot will be bounded on two opposite sides by streets (Garland Street and Manchester Avenue). | The Committee is satisfied that the variances sought are minor, that they are desirable for the appropriate development or use of the land and that the general intent of the Zoning By-law and the OP is maintained. These applications are granted subject to the proposed construction being in accordance with the Site Plan filed and CoA date-stamped June 8, 2015 and with the Elevation Drawings filed and CoA date-stamped May 8, 2015. |
| (280), (282), (284) Hinchey Avenue | The Owner has filed Consent Applications (D08-01-15/B-00220 to D08-01-15/B-00222) which, if approved, will have the effect of creating three separate parcels of land. The existing dwelling known municipally as 284 Hinchey Avenue is to remain, and it is proposed to construct a three-storey, (front-to-back) semi-detached dwelling, with each half of the semi-detached dwelling on newly created parcels, as shown on plans filed with the Committee. The existing duplex, proposed dwellings as well as the newly created parcels of land will not be in conformity with the requirements of the Zoning By-law. | The Committee is satisfied that the variances sought are minor and that the general intent of the Zoning By-law and the OP is maintained. These applications are granted subject to:  D08-02-15/A-00210: The variance applying to the existing duplex dwelling known municipally as 284 Hinchey Ave. and being constructed to the life of this dwelling only.  D08-02-15/A-00212: The proposed construction being in accordance with the revised plans filed and CoA date-stamped June 12, 2015. |
| 436 Roosevelt Avenue | The Owner has filed Consent Applications (D08-01-15/B-00223 to D08-01-15/B-00226) which, if approved, will have the effect of creating four separate parcels of land. It is proposed to construct two, two-storey semi-detached dwellings, with basement secondary dwelling units. The proposed parcels of land and the proposed semi-detached dwellings will not be in conformity with the requirements of the Zoning By-law. | The Committee is satisfied that the variances sought, as amended, are minor, and that the general intent of the Zoning By-law and the OP is maintained. These applications are granted subject to the proposed construction being in accordance with the revised plans filed and CoA date-stamped July 20, 2015. |
| 378 Berkley Avenue | The Owner wants to demolish the existing dwelling and construct a three-storey semi-detached dwelling, as shown on plans filed with the Committee. | The Majority of the Committee is satisfied that the variance sought is minor and that the general intent of the Zoning By-law and the OP is maintained. This application is granted subject to the proposed construction being generally in accordance with the plans filed and the CoA date-stamped June 19, 2015. |