# Committee of Adjustment

## Decisions from June 3rd Hearing

| **ADDRESS** | **PURPOSE** | **DECISION** |
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| 307, (309) Atlantis Avenue | The Owner has filed Consent Applications (D08-01-15/B-00127 & D08-01-15/B-00128) which, if approved, will have the effect of creating two separate parcels of land. It is proposed to demolish the existing dwelling and construct a new two-storey semi-detached dwelling with one dwelling unit on each of the newly created parcels of land, as shown on plans filed with the Committee. | The Committee is satisfied, in all the circumstances and in this instance, 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 Official Plan is maintained. These applications are granted subject to the proposed construction being in accordance with the revised plans filed and CoA date-stamped May 21, 2015. |
| (285), 287 (A & B) Dovercourt Avenue | The Owners want to subdivide their property into two separate parcels of land in order to create a new residential lot. The existing dwelling will be demolished. | 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 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 therefore grants the provisional consent, subject to conditions, which must be fulfilled within a one-year period from the date of this decision. |
| (285), 287 (A & B) Dovercourt Avenue | The Owners have filed Consent Application (D08-01-15/B-00121) which, if approved, will have the effect of creating two separate parcels of land. It is proposed construct a new two-storey semi-detached dwelling on one of the newly created parcels of land, as shown on plans filed with the Committee. The application indicates that it is proposed to demolish the existing dwelling and in the future construct a new detached dwelling on the second parcel, it will be known municipally as 285 Dovercourt Avenue. | The Committee is satisfied, in all the circumstances and in this instance that the variances sought as amended 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 Official Plan is maintained. This application is granted subject to the proposed construction being in accordance with the plans filed and CoA date stamped April 30, 2015. |