

MEMORANDUM

DATE: June 25, 2018

TO: Chairman and Members, Committee of Adjustment

FILE: B/25/16; A/181/16 and A/182/16

HEARING DATE: June 27, 2018

The following comments are provided on behalf of the Heritage Districts Team: The applicant proposes to:

- a) sever and convey a parcel of land with an approximate area of 393 sq. m and lot frontage of 24.26 m (Part 1);
- b) retain a parcel of land with an approximate area of 413.1 sq. m and lot frontage of 21.34 m (Part 2).

The purpose of this application is to create two residential development lots for a pair of semi-detached dwellings.

This application is related to minor variance applications A/181/16 and A/182/16. The applicant is requesting relief from the provisions of By-law 1229, as amended,

- a) **Table 11.1:**
To permit a minimum front yard setback of 0.61 m whereas the By-law requires a minimum front yard setback of 25 ft (7.62 m).

as it relates to the proposed construction of a pair of semi-detached dwellings.

Planning staff recommends that the applications be deferred sine die to provide additional time for the applicant and staff to confirm variances required to achieve the proposed built form and severance.

PREPARED BY:


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REVIEWED BY:


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