

COMMITTEE OF ADJUSTMENT

January 11, 2016

File No. 545-02-B015/2015

540-02-A055/2015; A056/2015
& A057/2015

NOTICE OF PUBLIC HEARING

The owners of **546 Burlington Avenue** have applied to the Committee of Adjustment for Minor Variances to the requirements of Zoning By-law 2020, as amended. (see attached Key Map).

The applicant proposes the division of an existing lot in order to create three buildable lots (two new lots and one retained lot). This proposal results in the request for relief from the provision(s) of the zoning by-law as follows: **(for your assistance see the attached sketch).**

- VARIANCES -

Building B - Severed Parcel 540-02-A55/15

1. To permit a lot width of 12.1 m whereas Part 2, Section 4.1 (Table 2.4.1), of Zoning By-Law 2020, as amended, requires a minimum lot width of 15 m to facilitate a proposed land severance.
2. To permit a lot area of 373.0 sq m whereas Part 2, Section 4.1 (Table 2.4.1), of Zoning By-Law 2020, as amended, requires a minimum lot area of 425.0 sq m to facilitate a proposed land severance.
3. To permit lot coverage of 31% whereas Part 2, Section 4.2 (Table 2.4.3), of Zoning By-Law 2020, as amended, permits 25% maximum for a proposed two storey detached dwelling with attached garage.
4. To permit a front yard setback of 4.0 m whereas Part 1, Section 2.13 (d), of Zoning By-Law 2020, as amended, requires a minimum 5.35 m for a proposed roofed over porch including overhangs and stairs.
5. To permit a north side yard setback of 1.2 m whereas Part 1, Section 4.1 (Table 2.4.1), of Zoning By-Law 2020, as amended, requires a minimum 1.8 m for a proposed two storey detached dwelling.
6. To permit a south side yard setback of 1.2 m whereas Part 1, Section 4.1 (Table 2.4.1), of Zoning By-Law 2020, as amended, requires a minimum 1.8 m for a proposed two storey detached dwelling.

Building C – Retained Parcel 540-02-A56/15

1. To permit a lot area of 379.0 sq m whereas Part 2, Section 4.1 (Table 2.4.1), of Zoning By-Law 2020, as amended, requires a minimum lot area of 425.0 sq m to facilitate a proposed land severance.
2. To permit a front yard setback abutting Burlington Avenue of 5.4 m whereas Part 2, Section 4.1 (Table 2.4.1), of Zoning By-Law 2020, as amended, requires a minimum 6.0 m for a proposed detached dwelling including bay windows.
3. To permit a front yard setback abutting Burlington Avenue of 4.6 m whereas Part 1, Section 2.13 (d) of Zoning By-Law 2020, as amended, requires a minimum 5.35 m for a proposed roofed over porch including overhangs and stairs.

4. To permit a rear yard setback of 1.8 m whereas Part 2, Section 4.1 (Table 2.4.1), of Zoning By-Law 2020, as amended, requires a minimum 4.5 m for a proposed detached dwelling.
5. To permit a north side yard setback of 1.2 m whereas Part 2, Section 4.1 (Table 2.4.1), of Zoning By-Law 2020, as amended, requires a minimum 1.8 m for a proposed two storey detached dwelling.
6. To permit a street side yard setback abutting Caroline Street of 3.9 m whereas Part 2, Section 4.1 (Table 2.4.1), of Zoning By-Law 2020, as amended, requires a minimum 4.5 m for a proposed detached dwelling.
7. To permit a street side yard setback abutting Caroline Street of 3.6 m whereas Part 1, Section 2.13 (d) of Zoning By-Law 2020, as amended, requires a minimum 3.85 m for a proposed roofed over porch including roof overhangs and stairs.
8. To permit a street side yard setback abutting Caroline Street of 3.6 m whereas Part 2, Section 4.1 (Table 2.4.1), of Zoning By-Law 2020, as amended, requires a minimum required 4.5 m for a proposed balcony/terrace.
9. To permit lot coverage of 38.9% whereas Part 2, Section 4.2 (Table 2.4.3), of Zoning By-Law 2020, as amended, permits 25% maximum for a proposed two storey detached dwelling with attached garage.

Building D – Severed Parcel 540-02-A57/14

1. To permit a lot area of 343.0 sq m whereas Part 2, Section 4.1 (Table 2.4.1), of Zoning By-Law 2020, as amended, requires a minimum lot area of 425.0 sq m to facilitate a proposed land severance.
2. To permit a front yard setback abutting Caroline Street of 4.4 m whereas Part 2, Section 4.1 (Table 2.4.1), of Zoning By-Law 2020, as amended, requires a minimum 6.0 m for a proposed detached dwelling.
3. To permit a front yard setback abutting Caroline Street of 3.9 m whereas Part 1, Section 2.13 (d), of Zoning By-Law 2020, as amended, requires a minimum 5.35 m for a proposed roofed over porch including overhangs and stairs.
4. To permit a rear yard setback of 1.2 m whereas Part 2, Section 4.1 (Table 2.4.1), of Zoning By-Law 2020, as amended, requires a minimum 4.5 m for a proposed detached dwelling.
5. To permit lot coverage of 33.70% whereas Part 2, Section 4.2 (Table 2.4.3) of Zoning By-Law 2020, as amended, permits 25% maximum for a proposed two storey detached dwelling with attached garage.

You have received this notice as your property is within 60 metres of the property noted above. The Committee of Adjustment will meet on **Monday, January 25, 2016** at City Hall Room 247, 2nd Floor, to consider the above application under Section 45 of the Planning Act, 1990, as amended. This application is scheduled to be heard at **6:30 P.M.** You may attend the meeting and/or submit written comments (e-mail or letter) to the Committee. If you are submitting comments in advance of the meeting please attempt to submit them by the **Thursday Prior to the Hearing Date** so they can be given to Committee Members in advance of the meeting. Please e-mail or send your letter to the undersigned.

A copy of the Agenda, containing staff reports, can be obtained from the Committee of Adjustment, 2nd Floor, City Hall, after **Monday, January 18, 2016** between 8:30 a.m. and 4:30 p.m.

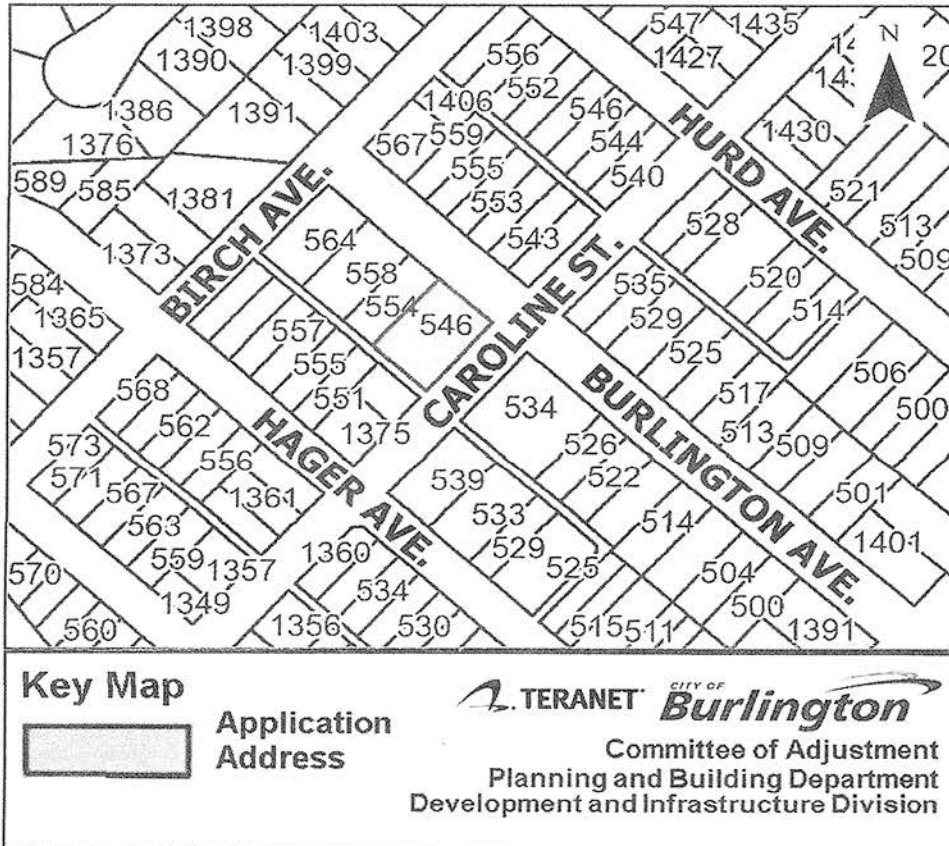
If you wish to be notified of the decision of the Committee of Adjustment in respect to this application, you must submit a written request to the Secretary-Treasurer of the Committee of Adjustment. This will also entitle you to be advised of a possible Ontario Municipal Board Hearing. Even if you are the successful

party, you should request a copy of the decision since the Committee of Adjustment decision may be appealed to the Ontario Municipal Board by the applicant or another member of the public.

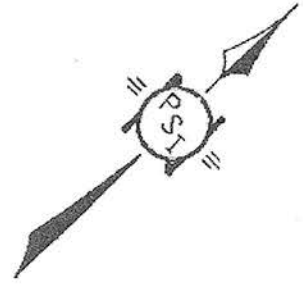
The Applicant is advised it is **mandatory** that either the Applicant or an authorized Agent be present at the Hearing.

Yours truly,
Sean Kenney
Sean Kenney
Secretary-Treasurer
Committee of Adjustment

KEY MAP



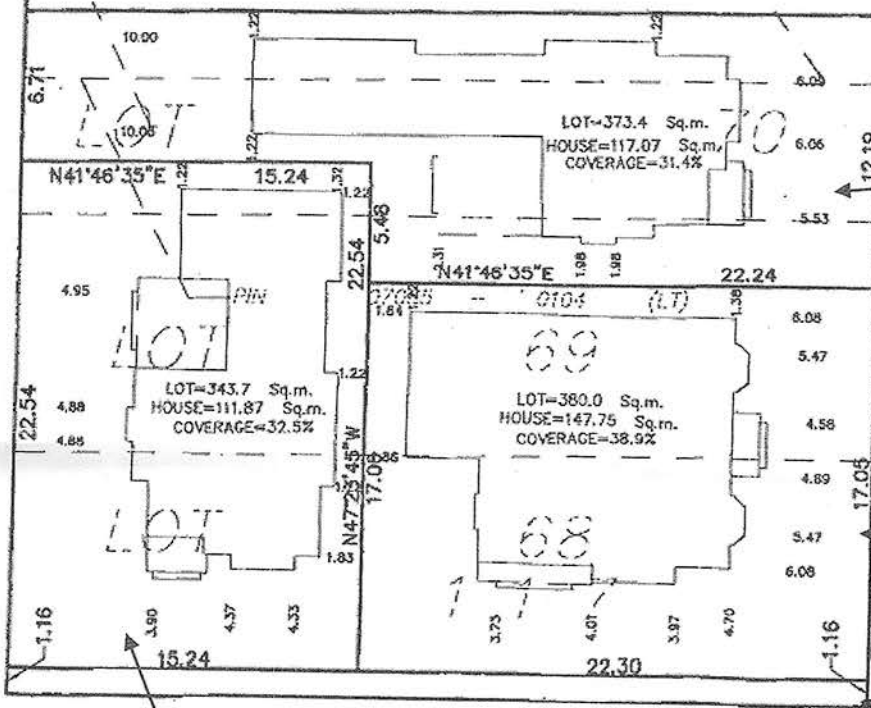
PLAN
LOT 73



LOT 72

LOT 71

AVENUE



Building D -
Severed Parcel

Building C -
Retained Parcel

Building B -
Severed Parcel

CAROLINE STREET

BURLINGTON