

**MINOR VARIANCE APPLICATION**  
**Under Section 45 of the *Planning Act***

**To be held on Wednesday, March 15, 2017, starting at 6:30 p.m.**  
**Ben Franklin Place, The Chamber, Main Floor, 101 Centrepointe Drive**

**File No.:** D08-02-17/A-00020  
**Owner(s):** Michel Akl  
**Location:** 2225 Prospect Avenue  
**Ward:** 18 - Alta Vista  
**Legal Description:** Lot 131, Reg. Plan 296  
**Zoning:** R1O  
**Zoning By-law:** 2008-250

**PURPOSE OF THE APPLICATION:**

The Owner wants to demolish the existing dwelling and construct a new 12.84 m x 16.86 m, two-storey detached dwelling, as shown on plans filed with the Committee.

**RELIEF REQUIRED:**

In order to proceed, the Owner requires the Authority of the Committee for a Minor Variance from the Zoning By-law to permit a reduced combined side yard setback of 2.4 metres whereas the By-law requires a minimum total side yard setback of 3.0 metres with no side less than 1.2 metres.

**THE APPLICATION** indicates that the Property is not the subject of any other current application under the *Planning Act*.