

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

To be held on Wednesday, April 5, 2017, starting at 1:00 p.m.
Ben Franklin Place, The Chamber, Main Floor, 101 Centrepointe Drive

File No.: D08-02-16/A-00389
Owner(s): Jonathan & Jason Ralph
Location: 36 Imperial Avenue
Ward: 17 - Capital
Legal Description: Lot 22, Reg. Plan 189959
Zoning: R3P
Zoning By-law: 2008-250

PURPOSE OF THE APPLICATION:

The Owners have filed Applications for Consent (D08-01-16/B-00421 & D08-01-16/B-00422) which, if approved, will have the effect of creating two parcels of land. The existing semi-detached dwelling is to remain and it has been determined that one of the dwellings will not be in conformity with the requirements of the Zoning By-law, as shown on plans that have been 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 easterly side yard setback of 0.79 metres, whereas the By-law requires a minimum side yard setback of 1.2 metres.

THE APPLICATION indicates that the Property is the subject of the above noted Consent applications under the *Planning Act*.