

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

To be held on Wednesday, June 7, 2017 starting at 6:30 p.m.
Ben Franklin Place, The Chamber, Main Floor, 101 Centrepointe Drive

File No.: D08-02-17/A-00114
Owner(s): Peter and Elizabeth Baines
Location: 2093 Cabot Street
Ward: 18 - Alta Vista
Legal Description: Lot 24 and Part of Lot 23, Reg. Plan 740 and Part of Lots 17 & 18, Junction Gore
Zoning: R2F[1417]
Zoning By-law: 2008-250

PURPOSE OF THE APPLICATION:

At its Hearing on April 19, the Committee refused Minor Variance Applications D08-02-17/A-00064 and D08-02-17/A-00078 pertaining to this property. The Owners have now filed Consent Applications (D08-01-17/B-00117 and D08-01-17/B-00118) which, if approved, will have the effect of creating two separate parcels of land for the existing semi-detached dwelling. The existing two-car garage at 2093 Cabot Street will not be in conformity with the requirements of the Zoning By-law.

RELIEF REQUIRED:

In order to proceed, the Owners require the Authority of the Committee for a Minor Variance from the Zoning By-law to permit a reduced front yard setback of 5.03 metres for the existing garage whereas the By-law requires a minimum front yard setback of 6 metres.

THE APPLICATION indicates that the Property is the subject of other related current consent applications as noted above under the *Planning Act*.