

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

To be held on Wednesday, July 19, 2017, starting at 6:30 p.m.
Ben Franklin Place, The Chamber, Main Floor, 101 Centrepointe Drive

File Nos.: D08-02-16/A-00394 & D08-02-16/A-00403
Owner(s): Francesco and Rosina Sicoli
Location: 30, (30A, 30B) David Drive
Ward: 8 - College
Legal Description: Part of Lot 45, Reg. Plan 299087
Zoning: R1FF
Zoning By-law: 2008-250

PURPOSE OF THE APPLICATIONS:

The Owner has filed Consent Applications D08-01-16/B-00427 and D08-01-16/B-00428, which if approved will have the effect of creating two separate parcels of land which will not be in conformity with the requirements of the Zoning By-law. At it's Hearings on February 1, 2017 and March 1, 2017 the Committee adjourned Consent and Minor Variance Applications pertaining to this property at the request of the Owners' agent. The Owners now want to proceed with the applications to construct two, two-storey detached dwellings, as shown on plans filed with the Committee. The existing dwelling and detached garage are to be demolished.

RELIEF REQUIRED:

In order to proceed, the Owners require the Authority of the Committee for Minor Variances from the Zoning By-law as follows:

A-00394: 30B David Drive, Part 1 on the Draft 4R-Plan filed with t he applications, proposed detached dwelling.

- a) To permit a reduced lot width of 14.24 metres whereas the By-law requires a minimum lot width of 19.5 metres.
- b) To permit a reduce lot area of 428.2 square metres whereas the By-law requires a minimum lot area of 600 square metres.

A-00403: 30A David Drive, Part 2 on the plan submitted, proposed detached dwelling.

- c) To permit a reduced lot width of 14.25 metres whereas the By-law requires a minimum lot width of 19.5 metres.
- d) To permit a reduce lot area of 427.5 square metres whereas the By-law requires a minimum lot area of 600 square metres.

THE APPLICATIONS indicate that the Property is the subject of current related Consent Applications as noted above under the *Planning Act*.