

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

**To be held on Wednesday, August 2, 2017, starting at 9:00 a.m.**  
**Ben Franklin Place, The Chamber, Main Floor, 101 Centrepointe Drive**

**File No.:** D08-02-17/A-00180  
**Owner(s):** Robert John Duncan and Dorothy Anne Duncan  
**Location:** 3332C River Road  
**Ward:** 20 - Osgoode  
**Legal Description:** Part of Lot 29, Broken Front Concession  
**Zoning:** RR2  
**Zoning By-law:** 2008-250

**PURPOSE OF THE APPLICATION:**

The Owners of the abutting property to the north (3296D River Road) have filed a Consent Application (D08-01-17/B-00193) which, if approved, will have the effect of transferring a 113 square metre portion of their property to the subject lands. The Owners of the subject lands have filed a Consent Application (D08-01-17/B-00192) which, if approved, will have the effect of transferring a portion of their property (93 square metres) to the abutting land owner to the east known municipally as 3332B River Road. The remaining parcel of land, which will be enlarged by 20 square metres over the existing condition, 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 Minor Variance from the Zoning By-law to permit a reduced lot area of 4592 square metres whereas the By-law requires a minimum lot area of 8000 square metres.

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