

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

**To be held on Wednesday, January 17, 2018, starting at 1:00 p.m.**  
**Ben Franklin Place, The Chamber, Main Floor, 101 Centrepointe Drive**

**File No.:** D08-02-17/A-00333  
**Owner(s):** Tony Scavo  
**Location:** 350 Bay Street  
**Ward:** 14 - Somerset  
**Legal Description:** Part of Lot 15, Reg. Plan 30671  
**Zoning:** TM14  
**Zoning By-law:** 2008-250

**PURPOSE OF THE APPLICATION:**

The Owner wants to establish a commercial unit on the ground floor of the existing three-storey building, as shown on plans filed with the Committee. The proposed commercial unit will have frontage on Somerset Street West, a Traditional Mainstreet under the City's Official Plan.

**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 41.96%, or 24.7 square metres of the façade to be comprised of windows and entrances on the façade facing Somerset Street West, whereas the By-law states, in part, that the wall at grade facing the mainstreet must have 50% of its façade comprised of windows and entrances, or in this case, 29.5 square metres.

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