

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

To be held on Wednesday, January 17, 2018, starting at 6:30 p.m.
Ben Franklin Place, The Chamber, Main Floor, 101 Centrepointe Drive

File No.: D08-02-17/A-00338
Owner(s): Lisa Hrynuik and Don Breedon
Location: 97 Pleasant Park Road
Ward: 18 - Alta Vista
Legal Description: Part of Lots 28 and 29, Reg. Plan 129
Zoning: R1GG
Zoning By-law: 2008-250

PURPOSE OF THE APPLICATION:

The Owners have previously filed Consent Application (D08-01-17/B-00351) pertaining to the severance of this property. The newly configured corner lot will contain the existing dwelling and the newly created interior lot will contain a proposed two-storey detached dwelling. Since the submission of the initial application for consent, it was determined through a recent interpretation that the location of the existing dwelling will not in conformity with the requirements of the Zoning By-law, as shown on plans filed with the Committee.

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 1.9 metres whereas the By-law requires a minimum front yard setback of 4.5 metres.

As previously stated, for By-law purposes, Leslie Avenue would be deemed the front lot line for the property containing the existing dwelling.

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