

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

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

File No.: D08-02-17/A-00298
Owner(s): Pegasus Developemnt Corporation
Location: 23 Boyce Avenue
Ward: 7 - Bay
Legal Description: Lot 289, Reg. Plan 284
Zoning: R1O
Zoning By-law: 2008-250

PURPOSE OF THE APPLICATION:

The Owner wants to convert an existing 34.4 square metre storage loft area within the existing dwelling into living space, as shown on plans filed with the Committee.

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 an increase of 67% in the gross floor area of the existing dwelling to 122.4 square metres, whereas in a flood plain hazard overlay the By-law permits a maximum increase of 20% of the gross floor area, or in this case 88.1 square metres, of the building or 20 square metres whichever is less.

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