

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

**To be held on Wednesday, February 7, 2018, starting 6:30 p.m.**  
**Ben Franklin Place, The Chamber, Main Floor, 101 Centrepointe Drive**

**File Nos.:** D08-02-13/A-00173 & D08-02-13/A-00174  
**Owner(s):** Carlo Cavaliere, George Cavaliere and Terri-Lynne Connor-Cavaliere  
**Location:** 220 Compton Avenue and 221 Ancaster Avenue  
**Ward:** 7 - Bay  
**Legal Description:** Part of Lot 504, Reg. Plan 352  
**Zoning:** R2F  
**Zoning By-law:** 2008-250

**PURPOSE OF THE APPLICATIONS:**

In June 2013, the Committee adjourned these Minor Variance Applications and accompanying Consent Applications (D08-01-13/B-00189 & D08-01-13/B-00190) "Sine Die". The new Owners have revised their plans and are now re-applying.

The property is a through lot with frontage on Compton Avenue and Ancaster Avenue. The Owners want to subdivide their property into two separate parcels of land. The existing two-storey, three-unit dwelling, municipally known as 220 Compton Avenue, would appear to be legal non-conforming use in the R2F zone. It is to remain on one parcel. It is also proposed to construct a two-storey detached dwelling on one of the parcels (fronting an Ancaster Avenue), all as shown on plans filed with the Committee. Neither of the parcels nor the proposed development will 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 Variances from the Zoning By-law as follows:

A-00173: 221 Ancaster Avenue, Part 1 on Draft 4R Plan – proposed two-storey detached dwelling

- a) To permit a reduced lot width of 11.89 metres, whereas the By-law requires a minimum lot width of 15 metres.
- b) To permit a reduced lot area of 250.4 square metres, whereas the By-law requires a minimum lot area of 450 square metres.

- c) To permit a reduced total side yard setback of 2.4 metres, whereas the By-law requires a minimum total side yard setback of 3 metres.
- d) To permit a reduced front yard setback of 5.3 metres whereas the By-law requires a minimum front yard setback of 6 metres.

A-00174: 220 Compton Avenue, Part 2 on Draft 4R Plan – existing two-storey, three-unit dwelling

- e) To permit a reduced lot width of 11.89 metres, whereas the By-law requires a minimum lot width of 15 metres.
- f) To permit a reduced lot area of 266.9 square metres, whereas the By-law requires a minimum lot area of 450 square metres.
- g) To permit a reduced parking space width of 2.55 metres, whereas the By-law requires a minimum parking space width of 2.6 metres.

**THE APPLICATIONS** indicate that the Property is the subject of the above-mentioned Consent Applications under the *Planning Act*.