

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

**To be held on Wednesday, February 21, 2018, starting at 6:30 p.m.**  
**Ben Franklin Place, The Chamber, Main Floor, 101 Centrepointe Drive**

**File Nos.:** D08-02-17/A-00363 & D08-02-17/A-00364  
**Owner(s):** MJ Groupe Perfectus Inc.  
**Location:** 859, (859A, 859B, 861A & 861B) Connaught Avenue  
**Ward:** 7 - Bay  
**Legal Description:** Lots 244 & 245, Reg. Plan 348  
**Zoning:** R2G [1454]  
**Zoning By-law:** 2008-250

**PURPOSE OF THE APPLICATIONS:**

The Owner has filed a Consent Application (D08-01-17/B-00452) which, if approved, will have the effect of creating two separate parcels of land. The existing detached dwelling is to be demolished and it is proposed to construct two semi-detached dwellings, for a total of four dwelling units, with one semi-detached dwelling on each newly created parcel. The proposed semi-detached dwellings will not be in conformity with the requirements of the Zoning By-law.

**RELIEF REQUIRED:**

In order to proceed, the Owner requires the Authority of the Committee for Minor Variances from the Zoning By-law as follows:

A-00363: 861A & 861B Connaught Ave., Part 2 on Draft 4R Plan – proposed semi-detached dwelling

- a) To permit an increased building height of 9.27 metres, whereas the By-law permits a maximum building height of 8.0 metres.

A-00364: 859A, 859B Connaught Ave., Part 1 on Draft 4R Plan – proposed semi-detached dwelling

- b) To permit an increased building height of 8.77 metres, whereas the By-law permits a maximum building height of 8.0 metres.

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