

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

To be held on Wednesday, March 21, 2018 starting at 1:00 p.m.
Ben Franklin Place, The Chamber, Main Floor, 101 Centrepointe Drive

File No.: D08-02-18/A-00043
Owner(s): Lion Trade Ltd. (Under Agreement of Purchase and Sale)
Location: 1043 Heron Road
Ward: 17 - Capital
Legal Description: Part of Lot 12, Reg. Plan 527
Zoning: R3A
Zoning By-law: 2008-250

PURPOSE OF THE APPLICATION:

The Owner wants to demolish the existing dwelling and proposes to construct a new 14.6 m x 9.44 m three-storey, three-unit dwelling, as shown on plans filed with the Committee.

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) To permit a reduced lot width of 15.2 metres whereas the By-law requires a minimum lot width of 18 metres.
- b) To permit a reduced lot area of 464 square metres whereas the By-law requires a minimum lot area of 540 square metres.

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