

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

To be held on Wednesday, May 16, 2018, starting at 6:30 p.m.
Ben Franklin Place, The Chamber, Main Floor, 101 CentrepoinTE Drive

File No.: D08-02-18/A-00105
Owner(s): Michael Papps
Location: 287, (285) Zephyr Avenue
Ward: 7 - Bay
Legal Description: Lot 15, Reg. Plan 229
Zoning: R2F
Zoning By-law: 2008-250

PURPOSE OF THE APPLICATION:

The Owner wants to demolish the existing dwelling and construct a two-storey semi-detached 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 7.62 metres for the northerly half of the semi-detached dwelling (285 Zephyr Avenue), whereas the By-law requires a minimum lot width 9.0 metres.
- b) To permit a reduced lot area of 232.6 square metres for the northerly half of the semi-detached dwelling (285 Zephyr Avenue), whereas the By-law requires a minimum lot area of 270 square metres.
- c) To permit a reduced lot width of 7.62 metres for the southerly half of the semi-detached dwelling (287 Zephyr Avenue), whereas the By-law requires a minimum lot width 9.0 metres.
- d) To permit a reduced lot area of 232.6 square metres for the southerly half of the semi-detached dwelling (287 Zephyr Avenue), whereas the By-law requires a minimum lot area of 270 square metres.
- e) To permit a reduced total interior side yard setback of 2.4 metres for the entire building (1.2 metres on each side), whereas the By-law requires a minimum total interior side yard setback of 3.0 metres for a semi-detached dwelling.

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