

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

To be held on Wednesday, June 20, 2018, starting at 6:30 p.m.
Ben Franklin Place, The Chamber, Main Floor, 101 Centrepointe Drive

File Nos.: D08-02-18/A-00182 & D08-02-18/A-00183
Owner(s): Anas Bsata
Location: (20), 22 David Drive
Ward: 8 - College
Legal Description: Part of Lot 47, Reg. Plan 299087
Zoning: R1FF
Zoning By-law: 2008-250

PURPOSE OF THE APPLICATIONS:

At its Hearing on April 4, 2018, the Committee refused Consent Applications (D08-01-18/B-00034 and D08-01-18/B-00035) and Minor Variance Applications (D08-02-18/A-00031 and D08-02-18/A-00032) pertaining to the development of this property. The Owner has since revised his plans and has filed Consent Applications (D08-01-18/B-00180 and D08-01-18/B-00181) which, if approved, will have the effect of creating two separate parcels of land. It is proposed construct a new, two-storey detached dwelling on each of the newly created parcels. The proposed parcels 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-00182: 22 David Drive, Part 1 on the Draft 4R-Plan filed with the applications, proposed detached dwelling.

- a) To permit a reduced lot width of 16.10 metres, whereas the By-law requires a minimum lot width of 19.5 metres.
- b) To permit a reduced lot area of 490.7 square metres, whereas the By-law requires a minimum lot area of 600 square metres.

A-00183: 20 David Drive, Part 2 on the plan filed, proposed detached dwelling

- c) To permit a reduced lot width of 15.85 metres, whereas the By-law requires a minimum lot width of 19.5 metres.
- d) To permit a reduced lot area of 483.1 square metres, whereas the By-law requires a minimum lot area of 600 square metres.

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