

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

To be held on Wednesday, July 4, 2018, starting at 6:30 p.m.
Ben Franklin Place, The Chamber, Main Floor, 101 Centrepointe Drive

File No.: D08-02-18/A-00200
Owner(s): Neoteric Developments 2.0 Inc.
Location: 963 Mooney Avenue
Ward: 7 - Bay
Legal Description: Lot 16, Reg. Plan 300416
Zoning: R1GG
Zoning By-law: 2008-250

PURPOSE OF THE APPLICATION:

The Owner has filed a Consent Application (D08-01-18/B-00211) which, if approved, will have the effect of creating two separate parcels of land. It is proposed to demolish the existing dwelling and construct two, two-storey detached dwellings, with one dwelling on each newly created parcel. One of the proposed parcels (963 Mooney Avenue) 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 a Minor Variance from the Zoning By-law to permit a reduced lot area of 577.9 square metres (for Parts 1 and 3 on the Draft 4R-Plan), whereas the By-law requires a minimum lot area of 665 square metres.

THE APPLICATION indicates that the Property is the subject of the above noted Consent Application under the *Planning Act*.