

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

To be held on Wednesday, July 18, 2018, starting at 6:30 p.m.
Ben Franklin Place, The Chamber, Main Floor, 101 Centrepointe Drive

File No.: D08-02-18/A-00208
Owner(s): Paulo and Elizabeth Alves
Location: 1378 Ridgedale Street
Ward: 10 Gloucester-Southgate
Legal Description: Part of Lot 60, Reg. Plan 674
Zoning: R1WW
Zoning By-law: 2008-250

PURPOSE OF THE APPLICATION:

In 2012, the Committee granted Consent Application (D08-01-12/B-00400) and Minor Variance Application (D08-02-12/A-00413) pertaining to the development of this property. The new Owners have changed the previously approved plans and want to construct a new one-storey detached dwelling on this vacant parcel, as shown on plans filed with the Committee.

RELIEF REQUIRED:

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

- a) To permit a reduced lot area of 438 square metres, whereas the Bylaw requires a minimum lot area of 555 square metres.
- b) To permit a reduced rear yard setback of 6.7 metres or 21.5% of the lot depth, whereas the By-law required a minimum rear yard setback of 25% of the lot depth, in this case 8.7 metres.
- c) To permit a reduced rear yard area of 93 square metres or 21.2% of the lot area, whereas the By-law requires a minimum rear yard area of 25% of the lot area, in this case 109 square metres.

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