

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

**To be held on Wednesday, October 17, 2018 starting at 6:30 p.m.**  
**Ben Franklin Place, The Chamber, Main Floor, 101 Centrepointe Drive**

**File No.:** D08-02-18/A-00338  
**Owner(s):** Donato Pica  
**Location:** 2124 Wayne Avenue  
**Ward:** 7 - Bay  
**Legal Description:** Lot 40, Reg. Plan 232  
**Zoning:** R2F  
**Zoning By-law:** 2008-250

**PURPOSE OF THE APPLICATION:**

The Owner wants to demolish his existing dwelling and shed and proposes to construct a new 12.19 m x 15.78 m, three-storey 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 an increase in the building height to 8.28 metres, whereas the By-law permits a maximum building height of 8.0 metres.
- b) To permit an increased landing and step projection above the first floor level in the front yard to 4.85 metres, whereas the By-law permits a maximum landing and step projection of 1.5 metres into any yard.
- c) To permit the primary entranceway into the dwelling not to face the street, whereas the By-law states that the principle entranceway into the dwelling must either face the front lot line, or be part of a permitted projection.

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