

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

**To be held on Wednesday, November 21, 2018, starting 6:30 p.m.**  
**Ben Franklin Place, The Chamber, Main Floor, 101 CentrepoinTE Drive**

**File Nos.:** D08-02-18/A-00355 & D08-02-18/A-00356  
**Owner(s):** Warren Chang and Jennifer Chang  
**Location:** 86, (88) Britannia Road  
**Ward:** 7 - Bay  
**Legal Description:** Lot 6 (West of Britannia Road), Reg. Plan 401/2  
**Zoning:** R1O  
**Zoning By-law:** 2008-250

**PURPOSE OF THE APPLICATIONS:**

The Owners have filed Consent Applications D08-01-18/B-00365 & D08-01-18/B-00366 which, if approved, will have the effect of creating two separate parcels of land. Both parcels as well as the location of the existing dwelling will not be in conformity with the requirements of the Zoning By-law, 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-00355: 86 Britannia Road, Part 1 on the Draft 4R-Plan filed with the applications, the existing detached dwelling.

- a) To permit a reduced lot width of 10.08 metres, whereas the By-law requires a minimum lot width of 15 metres.
- b) To permit a reduced lot area of 304.3 square metres, whereas the By-law requires a minimum lot area of 450 square metres.
- c) To permit a reduced front yard setback of 1.06 metres, whereas the By-law states that on an interior lot the front yard setback is the average of the existing setbacks of the abutting lots on which the dwellings face the same street as the affected lot, in this case 2.46 metres. This is an existing situation.
- d) To permit a reduced northerly interior side yard setback of 0.47 metres, whereas the By-law requires a minimum interior side yard setback of 1.2 metres. This is an existing situation.

A-00356: (88) Britannia Road, Part 2 on the plan filed, proposed detached dwelling.

- e) To permit a reduced lot width of 10.08 metres, whereas the By-law requires a minimum lot width of 15 metres.
- f) To permit a reduced lot area of 304.4 square metres, whereas the By-law requires a minimum lot area of 450 square metres.

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