

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

To be held on Wednesday, March 6, 2019 starting at 6:30 p.m.
Ben Franklin Place, The Chamber, Main Floor, 101 Centrepointe Drive

File No.: D08-02-18/A-00454, D08-02-18/A-00455
Owner(s): Beraat and Ali Yildirim
Location: 1653 (1655) Edge Hill Place
Ward: 18 - Alta Vista
Legal Description: Lot 544, Registered Plan M-23
Zoning: R2F
Zoning By-law: 2008-250

PURPOSE OF THE APPLICATION:

In 2017, the Committee refused Application D08-02-17/A-00207. The Owners have now revised their plans and want to demolish the existing dwelling and shed in order to construct a new two-storey semi-detached dwelling, 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 for each unit of the proposed semi-detached dwelling as follows:

Part 1 – A-00454 – 1653 Edge Hill Place

- a) To permit a reduced lot area of 234.3 square metres whereas the By-law requires a minimum lot area of 270 square metres.
- b) To permit a reduced lot width of 7.62 metres whereas the By-law requires a minimum lot width of 9.0 metres.

Part 2 – A-00455 – 1655 Edge Hill Place

- c) To permit a reduced lot area of 234.5 square metres whereas the By-law requires a minimum lot area of 270 square metres.
- d) To permit a reduced lot width of 7.62 metres whereas the By-law requires a minimum lot width of 9.0 metres.

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