

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

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

File Nos.: D08-02-19/A-00003 & D08-02-19/A-00004
Owner(s): Kirk De Fazio & Patricia Whelan
Location: (799), 801, (803) Walkley Road
Ward: 16 - River
Legal Description: Part of Lot 24, Concession Junction Gore
Zoning: R1GG
Zoning By-law: 2008-250

ADJOURNED FROM FEBRUARY 6 HEARING

PURPOSE OF THE APPLICATIONS:

The Owners have filed Consent Applications D08-01-19/B-00004 and D08-01-19/B-00005 which, if approved will have the effect of creating three separate parcels of land. Two of the parcels will remain vacant and will not be in conformity with the requirements of the Zoning By-law, as shown on a plan filed with the Committee. It is proposed to construct a new two-storey detached dwelling on the remaining parcel and the existing dwelling, carport and pool are all to be demolished. Prior to the Committee's Hearing on February 6, 2019, it was determined that an amendment to the requested variances was required. As a result, this application is being re-circulated.

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-00003: 801 Walkley Road, Part 2 on the Draft 4R-Plan filed with the application, vacant parcel.

- a) To permit a reduced lot width of **15.23** metres, whereas the By-law requires a minimum lot width of 18 metres. **(amended)**

A-00004: 803 Walkley Road, Part 3 on the plan filed, vacant parcel

- b) To permit a reduced lot width of **15.36** metres, whereas the By-law requires a minimum lot width of 18 metres. **(amended)**

THE APPLICATIONS indicate that the Property is the subject of related current Consent Application as noted above under the *Planning Act*.