

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

**To be held on Wednesday, August 21, 2019, starting 6:30 p.m.**  
**Ben Franklin Place, The Chamber, Main Floor, 101 Centrepointe Drive**

**File Nos.:** D08-02-19/A-00226 to D08-02-19/A-00231  
**Owner(s):** 2661300 Ontario Ltd.  
**Location:** 47, (41, 43, 45, 49 & 51) Aylen Avenue  
**Ward:** 7 - Bay  
**Legal Description:** Lots 18, 19 & 20, Reg. Plan 232  
**Zoning:** R2F  
**Zoning By-law:** 2008-250

**PURPOSE OF THE APPLICATIONS:**

The Owner has filed Consent Applications (D08-01-19/B-00232 to D08-01-19/B-00237) which, if approved, will have the effect of creating six separate parcels of land. The property contains an existing dwelling, which is to be demolished and it is proposed to construct three, two-storey semi-detached dwellings, for a total of six dwelling units. Five of the proposed parcels of land and all of the proposed semi-detached dwellings will not be in conformity with the requirements of the Zoning By-law.

**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-00226: 41 Aylen Ave., Part 1 on the Draft 4R-Plan, proposed semi-detached dwelling

- a) To permit a reduced lot width of 8.65 metres, whereas the By-law requires a minimum lot width of 9.0 metres.
- b) To permit an increase in building height to 9.05 metres, whereas the By-law permits a maximum building height of 8.0 metres.

A-00227: 43 Aylen Ave., Part 2 on said Draft 4R-Plan, proposed semi-detached dwelling

- c) To permit a reduced lot width of 8.04 metres, whereas the By-law requires a minimum lot width of 9.0 metres.
- d) To permit an increase in building height to 9.05 metres, whereas the By-law permits a maximum building height of 8.0 metres.

A-00228: 45 Aylen Ave., Part 3 on said Draft 4R-Plan, proposed semi-detached dwelling

- e) To permit a reduced lot width of 8.04 metres, whereas the By-law requires a minimum lot width of 9.0 metres.

- f) To permit a reduced total interior side yard setback of 2.4 metres, with one minimum yard of 1.2 metres, whereas the By-law requires a minimum total interior side yard setback of 3.0 metres, with one minimum yard, no less than 1.2 metres.
- g) To permit an increase in building height to 9.27 metres, whereas the By-law permits a maximum building height of 8.0 metres.

A-00229: 47 Ayles Ave., Part 4 on said Draft 4R-Plan, proposed semi-detached dwelling

- h) To permit a reduced lot width of 8.05 metres, whereas the By-law requires a minimum lot width of 9.0 metres.
- i) To permit an increase in building height to 9.27 metres, whereas the By-law permits a maximum building height of 8.0 metres.

A-00230: 49 Ayles Ave., Part 5 on said Draft 4R-Plan, proposed semi-detached dwelling

- j) To permit a reduced lot width of 8.04 metres, whereas the By-law requires a minimum lot width of 9.0 metres.
- k) To permit an increase in building height to 9.3 metres, whereas the By-law permits a maximum building height of 8.0 metres.

A-00231: 51 Ayles Ave., Part 6 on said Draft 4R-Plan, proposed semi-detached dwelling

- l) To permit an increase in building height to 9.3 metres, whereas the By-law permits a maximum building height of 8.0 metres.

**THE APPLICATIONS** indicate that the Property is the subject of the above noted Consent Applications under the *Planning Act*.