

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

**To be held on Wednesday, January 22, 2020 starting at 6:30 p.m.**  
**Ben Franklin Place, The Chamber, Main Floor, 101 Centrepointe Drive**

**File No.:** D08-02-19/A-00344  
**Owner(s):** Nicolas Mazzarello  
**Location:** 42 Argue Drive  
**Ward:** 9 - Knoxdale-Merivale  
**Legal Description:** Lot 17, Reg. Plan 289002  
**Zoning:** R1FF  
**Zoning By-law:** 2008-250

**PURPOSE OF THE APPLICATION:**

The Owner wants to demolish the existing dwelling and to construct a two-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 a reduced rear yard setback of 22% of the lot depth or 8.18 metres, whereas the By-law requires a minimum rear yard setback of 30% of the lot depth which, in this case, is 11.28 metres.
- b) To permit a reduced lot width of 15.32 metres, whereas the By-law requires a minimum lot width of 19.5 metres.

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