

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-00326
Owner(s): Irene Damianakos
Location: 107 Ridgefield Crescent
Ward: 8 - College
Legal Description: Lot 28, Part 1, Reg. Plan No. 350931
Zoning: R1FF
Zoning By-law: 2008-250

PURPOSE OF THE APPLICATION:

The Committee adjourned this application in order to allow the Owner to include an additional minor variance that was identified in the City's Planning Department report.

In 2015, the Committee approved Consent and Minor Variance Applications related to the subject property. The property was subsequently purchased and as a result of a condition imposed by the Committee restricting the construction to that of the plans filed, the new Owner is now reapplying with new building plans.

The Owner wants to construct a new one-storey detached dwelling on this vacant parcel of land, 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 lot width of 16.76 metres, whereas the By-law requires a minimum lot width of 19.5 metres.
- b) To permit a reduced rear yard setback of 11.0 metres, whereas the By-law requires a minimum rear yard setback of 12.79 metres.

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