

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

To be held on Wednesday, February 19, 2020 starting at 6:30 p.m.
Ben Franklin Place, The Chamber, Main Floor, 101 Centrepointe Drive

File No.: D08-02-20/A-00005
Owner(s): 2701710 Ontario Limited
Location: 1710 Baseline Road
Ward: 8 - College
Legal Description: Part of Lots 2521, 2522 and 2523, Registered Plan 375
Zoning: R2F
Zoning By-law: 2008-250

PURPOSE OF THE APPLICATION:

The Owner wants to demolish the existing detached dwelling and to construct a new semi-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 4.5 metres, whereas the By-law requires a minimum rear yard setback of 6.5 metres.
- b) To permit a reduced rear yard area of 18.39% of the lot area, or 41.13 square metres, whereas the By-law requires a minimum rear yard area of 25% of the lot area, in this case 56 square metres.
- c) To permit a reduced lot area to 223.93 square metres, whereas the By-law requires a minimum lot area of 270 square metres.
- d) To allow parking to encroach 2.28 metres into the required front yard, whereas the By-law does not permit front yard parking abutting a street in residential zones.

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