

**Minor Variance Application  
Section 45 of the *Planning Act***

**Wednesday, January 13, 2021  
6:30 p.m.**

**File No.:** D08-02-20/A-00324  
**Owner(s):** Provence Orleans Realty Investments Inc.  
**Location:** 2128 Trim Road  
**Ward:** 19-Cumberland  
**Legal Description:** Part of Lot 2, Concession 9 and Blocks 260, 261 and 301,  
Registered Plan 4M-1313  
**Zoning:** R3Y[2328]  
**Zoning By-law:** 2008-250

**PURPOSE OF THE APPLICATION:**

The Owner wants to construct a townhouse development (Planned Unit Development) which will contain forty (40) residential back-to-back units that will front onto two newly created private streets, with parking on driveways and in garages, as shown on plans filed with the Committee. In addition to the provided parking, the Owner wants to provide seven (7) parallel spaces in the required and provided front yard. Given the proposed development's classification as a Planned Unit Development (PUD), the Subject Site is treated as one lot for the purposes of Zoning. The part of the lot with frontage to the future Ventoux Avenue is treated as the front yard because of the proposed 1-foot reserve along Trim Road.

**RELIEF REQUIRED:**

In order to proceed, the Owner requires the Authority of the Committee for a Minor Variance from the Zoning By-law to permit parking in the provided and required front yard, whereas the By-law states that parking is prohibited in the required and provided front yard.

**THE APPLICATION** indicates that the Property is the subject of a Subdivision Application (D07-16-18-0021) and a Site Plan Application (D07-12-20-0095) under the *Planning Act*.