

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

**Wednesday, January 13, 2021
1:00 p.m.**

File No.: D08-02-20/A-00283
Owner(s): Burt James, Steph Hindle
Location: 1264 Livingston Avenue
Ward: 18-Alta Vista
Legal Description: Part of Lot 205, 206 and 207, Registered Plan 365
Zoning: R10
Zoning By-law: 2008-250

PURPOSE OF THE APPLICATION:

The Owners want to convert a portion of the basement of their two-storey, detached dwelling into a secondary dwelling unit, as shown on plans filed with the Committee.

RELIEF REQUIRED:

In order to proceed, the Owners require the Authority of the Committee for a Minor Variance from the Zoning By-law to permit a reduced lot area of 429 square metres for a secondary dwelling unit in a portion of the basement of the detached dwelling, whereas the By-law requires a minimum lot area of 450 square metres.

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