

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

**Wednesday, February 3, 2021  
6:30 p.m.**

**File No.:** D08-02-20/A-00300  
**Owner(s):** Kamal Roy Nandram  
**Location:** 211 Balmoral Place  
**Ward:** 18-Alta Vista  
**Legal Description:** Part of Lot 15, Junction Gore  
**Zoning:** R1GG  
**Zoning By-law:** 2008-250

**PURPOSE OF THE APPLICATION:**

At its hearing on August 5, 2020, the Committee of Adjustment approved Consent Applications (D08-01-20/B-00126 and D08-01-20/B-00129) and a Minor Variance Application (D08-02-20/A-00119) for the creation of a new lot and to permit a reduced lot width for future residential development.

The Owner has now filed an additional Minor Variance Application to permit the construction of a proposed detached dwelling, as shown plans filed with the Committee.

**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 a reduced rear yard area of 5.889% of the lot area, or 54.02 square metres, whereas the By-law requires a minimum rear yard area of 25% of the lot area or, in this case, 229.375 square metres.

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