

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

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

File No.: D08-02-20/A-00310
Owner(s): Michael Thompson (Under Agreement of Purchase and Sale)
Location: 104 Britannia Road
Ward: 7-Bay
Legal Description: Part of Lot 9, Plan 40, Half P
Zoning: R10
Zoning By-law: 2008-250

PURPOSE OF THE APPLICATION:

The Owner wants to construct a detached dwelling with a secondary dwelling unit over the attached garage, as shown on the 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 area of 374.95 square metres, whereas the By-law requires a minimum lot area of 450 square metres.
- b) To permit a reduced rear yard setback of 1.244 metres (south lot line), whereas the By-law requires a minimum rear yard setback of 6.0 metres.
- c) To permit a reduced rear yard area of 6% of the lot area or 23.46 square metres, whereas the By-law requires a minimum rear yard area of 25% of the lot area or, in this case, 93.74 square metres.
- d) To permit a reduced corner side yard setback of 3.7 metres, whereas the By-law requires a minimum corner side yard setback of 4.5 metres.

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