

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

**Wednesday, February 17, 2021
6:30 p.m.**

File Nos.: D08-02-20/A-00352, A-00353
Owner(s): Domenica Repaci
Location: 22 Kemp Drive
Ward: 10-Gloucester-Southgate
Legal Description: Lot 16, Reg. Plan No. 634
Zoning: R1CC
Zoning By-law: 2008-250

PURPOSE OF THE APPLICATIONS:

The Owner has filed Applications for Consent (D08-01-20/B-00400 to D08-01-20/B-00401) which, if approved, will have the effect of creating two separate parcels of land. It is proposed to construct a new detached dwelling on one parcel (easterly) and the existing dwelling is to remain on the other (westerly), 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-00352, 22 Kemp Drive Parts 1 and 2, existing detached dwelling:

- a) To permit a reduced lot width of 17.48 metres, whereas the By-law requires a minimum lot width of 20.0 metres.
- b) To permit a reduced interior side yard setback of 1.21 metres, whereas the By-law requires a minimum interior side yard setback of 2.0 metres.

A-00353, 20 Kemp Drive Parts 3 and 4, new detached dwelling:

- c) To permit a reduced lot width of 17.88 metres, whereas the By-law requires a minimum lot width of 20.0 metres.

THE APPLICATIONS indicate that the Property is the subject of the above-noted Consent Applications under the *Planning Act*.