

**MINOR VARIANCE APPLICATION**  
**Under Section 53 of the *Planning Act***

**To be held on Wednesday, March 15, 2017, starting at 1:00 p.m.**  
**Ben Franklin Place, The Chamber, Main Floor, 101 Centrepointe Drive**

**File No.:** D08-02-17/A-00031  
**Owner(s):** Mario Staltari (Under Agreement of Purchase & Sale)  
**Location:** 75, (75 B) Third Avenue  
**Ward:** 17 - Capital  
**Legal Description:** Lot 26, Reg. Plan 35085  
**Zoning:** R3Q [1474]  
**Zoning By-law:** 2008-250

**PURPOSE OF THE APPLICATION:**

The Owner has filed a Consent Application (D08-01-17/B-00025) which, if approved, will have the effect of creating two separate parcels of land. The existing duplex dwelling will remain on one of the parcels of land (75 B Third Avenue) and it will not be in conformity with the Zoning By-law. It is proposed to remove the existing bay window and locate the parking space in the front yard.

**RELIEF REQUIRED:**

In order to proceed, the Owner requires the Authority of the Committee for Minor Variances from the Zoning By-law for the existing duplex dwelling as follows:

- a) To permit a reduced westerly side yard setback of 0.79 metres, whereas the By-law requires a minimum side yard setback of 1.2 metres.
- b) To permit a parking space to be located in the front yard, whereas the By-law does not permit parking of a motor vehicle in a required and provided front yard.
- c) To permit a reduced parking space length of 3.9 metres, whereas the By-law requires a minimum parking space length of 5.2 metres.

**THE APPLICATION** indicates that the Property is the subject of the above noted Consent application under the *Planning Act*.