

MINOR VARIANCE APPLICATION
Under Section 45 of the *Planning Act*

To be held on Wednesday, March 15, 2017, starting at 6:30 p.m.
Ben Franklin Place, The Chamber, Main Floor, 101 Centrepointe Drive

File No.: D08-02-17/A-00021
Owner(s): Amssal Dagher
Location: 1664 Playfair Drive
Ward: 18 - Alta Vista
Legal Description: Lot 307, Reg. Plan 791 (East Playfair Drive)
Zoning: R1K
Zoning By-law: 2008-250

PURPOSE OF THE APPLICATION:

The Owners want to construct a new 4.98 m x 6.86 m, one-car attached garage on the north side of the existing dwelling, as shown on plans filed with the Committee.

RELIEF REQUIRED:

In order to proceed, the Owners require the Authority of the Committee for Minor Variances from the Zoning By-law as follows:

- a) To permit a reduced rear yard setback of 23.8 % of the lot depth, or 8.0 metres whereas the By-law requires a minimum rear yard setback of 30% of the lot depth, in this case 10.06 metres.
- b) To permit a reduced rear yard area of 23.8% of the lot area or 147.22 square metres whereas the By-law requires a minimum rear yard area of 25% of the lot area, or in this case 154.41 square metres.

For By-law purposes, the frontage along Kilborn Avenue is deemed to be the front lot line for this property.

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