

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

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

File No.: D08-02-16/A-00407
Owner(s): Gemstone Corporation
Location: 320 Hillcrest Road
Ward: 13 - Rideau-Rockcliffe
Legal Description: Part of Block A-14, Reg. Plan M-22
Zoning: R1BB [1258]
Zoning By-law: 2008-250

PURPOSE OF THE APPLICATION:

The Owner wants to renovate the existing dwelling which will include removing the enclosed vestibule at the front, constructing a 3.07 m x 6.09 m covered porch extension to the addition on the west side and replacing the flat roof on the existing addition and extension with a hipped roof as well as constructing a 2.56 m x 5.75 m garage extension on the east side of the existing one-car garage creating a two-car garage, as shown on plans filed with the Committee.

For By-law purposes Springfield Road is deemed to be the front lot line for this property.

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 rear yard setback of 1.25 metres whereas the By-law requires a minimum rear yard setback of 12 metres.
- b) To permit an increase in the floor space index (FSI) to 0.364 (204.5 square metres) whereas the By-law permits a maximum Floor Space Index of 0.35 (197.3 square meters).

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