

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

**To be held on Wednesday, April 5, 2017, starting at 6:30 p.m.**  
**Ben Franklin Place, The Chamber, Main Floor, 101 Centrepointe Drive**

**File No.:** D08-02-17/A-00053  
**Owner(s):** Mike Miller and Christina Bilyk  
**Location:** 24 Birch Avenue  
**Ward:** 13 - Rideau-Rockcliffe  
**Legal Description:** Part of Lots 115 & 116, Reg. Plan M-94  
**Zoning:** R1B [1259]  
**Zoning By-law:** 2008-250

**PURPOSE OF THE APPLICATION:**

The Owners want to renovate their dwelling which will include the demolition of the existing attached garage and sunroom and the construction of a new 4.64 m x 10.81 m attached garage with storage on the north side and a 4.25 m x 2.50 m mudroom addition at the rear of the 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 northerly side yard setback of 3.0 metres whereas the By-law requires a minimum interior side yard setback of 4.5 metres.
- b) To permit a reduced rear yard setback of 11.5 metres whereas the By-law requires a minimum rear yard setback of 12 metres.

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