

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

To be held on Wednesday, April 19, 2017, starting at 1:00 p.m.
Ben Franklin Place, The Chamber, Main Floor, 101 Centrepointe Drive

File No.: D08-02-17/A-00059
Owner(s): Ian and Angie O'Connor
Location: 124 Broadway Avenue
Ward: 17 - Capital
Legal Description: Lot 179, Reg. Plan 108654
Zoning: R3U
Zoning By-law: 2008-250

PURPOSE OF THE APPLICATION:

The Owners would like to demolish the existing garage and construct an attached two car garage to a recently constructed addition on the south side of their dwelling, as shown on plans filed with the Committee. The proposed attached two car garage, to be accessed by Sidney Cook Lane, will not be in conformity with the requirements of the Zoning By-law.

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 interior side yard setback of 0.81 metres, whereas the By-law requires a minimum interior side yard setback of 1.2 metres.
- b) To permit a reduced rear yard setback of 8.2% of the lot depth (2.4 metres), whereas the By-law requires a rear yard setback of 28% of the lot depth, which in this case is 8.17 metres.
- c) To permit a reduced rear yard area of 8.2% of the lot area (39.2 square metres), whereas the By-law requires a minimum rear yard area of 25% of the lot area, which in this case is 99.8 square metres.

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