

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

To be held on Wednesday, May 3, 2017, starting at 6:30 p.m.
Ben Franklin Place, The Chamber, Main Floor, 101 Centrepointe Drive

File No.: D08-02-17/A-00058
Owner(s): Rocco Crea
Location: 1528 Lexington Street
Ward: 16 - River
Legal Description: Lot 76, Reg. Plan 437592
Zoning: R1K
Zoning By-law: 2008-250

PURPOSE OF THE APPLICATION:

The Owner wants to renovate his existing dwelling as shown on plans filed with the Committee. The proposed renovations will include the following:

- Renovations to the interior of the dwelling.
- The demolition of the attached one-car garage and the construction a 6.61 m x 14.57 m two-storey addition on the east side that will include a two-car garage on the ground floor with living space above.
- The construction of a 3.93 m x 3.68 m covered entrance at the front of the dwelling.

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 total interior side yard setback of 3.15 metres (1.22 metres on the east side and 1.93 metres on the west side) whereas the By-law requires a minimum total interior side yard setback of 3.6 metres with no yard less than 1.2 metres.
- b) To permit a reduced rear yard setback of 25% of the lot depth, or in this case 7.62 metres whereas the By-law states that on a lot greater than 25 metres but less than 32 metres, a distance equal to 28% of the lot depth is required, in this case on a lot of 30.48 metres in depth a rear yard setback of 8.53 metres is required.

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