

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-00083
Owner(s): Christopher Trothen and Pia Cole
Location: 2256 Webster Avenue
Ward: 18 - Alta Vista
Legal Description: Lot 14, Reg. Plan 296
Zoning: R10
Zoning By-law: 2008-250

PURPOSE OF THE APPLICATION:

The Owners want to renovate their existing dwelling as shown on plans filed with the Committee. The proposed renovations will include the following:

- The construction of a 4.877 m x 7.62 m garage addition on the north side of the existing dwelling.
- The construction of a 3.353 m x 1.828 m covered, enclosed porch addition on the east side of the dwelling.

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 easterly corner side yard setback of 2.48 metres whereas the By-law requires a minimum corner side yard setback of 4.5 Metres.
- b) To permit a reduced westerly interior side yard setback of 0.67 metres whereas the By-law requires a minimum interior side yard setback of 1.2 metres.
- c) To permit a reduced rear yard setback of 13.71% of the lot depth (4.17 metres), whereas the By-law requires a minimum rear yard setback of 25% of the lot depth (in this case 7.60 metres)
- d) To permit a reduced rear yard area of (63.60 square metres) or 13.69% of the lot area whereas the By-law requires a minimum rear yard area of at least 25% of the area of the lot, (in this case 116.13 square metres).

The application indicates that the existing shed, located at the north-west corner of the property is to be relocated.

It should be noted that, for By-law purposes, the frontage on Orchard 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*.