

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-00086
Owner(s): 1702533 Ontario Inc.
Location: 2565 Pagé Road
Ward: 2 - Innes
Legal Description: Part of Lot 5, Conc. 3 (Ottawa front)
Zoning: R1WW
Zoning By-law: 2008-250

PURPOSE OF THE APPLICATION:

The Owner has filed Consent Application (D08-01-17/B-00083) which, if approved will have the effect of creating two separate parcels of land. The proposed development on the parcel containing the existing dwelling will not be in conformity with the requirements of the Zoning By-law. The Owner wants to demolish the carport located on the north side of the existing dwelling and proposes to construct a new 6.70 m x 4.57 m detached garage at the front of the existing dwelling, as shown on plans filed with the Committee.

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 northerly side yard setback of 0.08 metres for the existing dwelling whereas the By-law requires a minimum side yard setback of 1 metre.
- b) To permit the eaves at the gable end of the existing dwelling to project to 0 metres of the northerly side lot line whereas the By-law states that eaves can project 1 metre into a required yard but no closer than 0.3 metres to a lot line.

THE APPLICATION indicates that the Property is the subject of a related current Consent Application as noted above under the *Planning Act*.