

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

To be held on Wednesday, May 17, 2017, starting at 6:30 p.m.
Ben Franklin Place, The Chamber, Main Floor, 101 Centrepointe Drive

File No.: D08-02-17/A-00076
Owner(s): Tomasz Kaczmarek
Location: 1473 Rosebella Avenue
Ward: 10 - Gloucester-Southgate
Legal Description: Lot 42 & 43, Reg. Plan 326
Zoning: R1WW
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 renovations will include the following:

- The construction of a 12.78 m x 6.4 m one-storey addition at the rear of the dwelling.
- The construction of a 6.4 m x 3.10 m garage addition 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 rear yard setback of 20.44% of the lot depth, or 6.2 metres whereas the By-law requires a minimum rear yard setback of 28% of the lot depth, or in this case 8.48 metres.
- b) To permit a reduced rear yard area 95.59 square metres or 20.4% of the lot area whereas the By-law requires a minimum rear yard area of 25% of the lot area, or in this case 117.1 square metres.

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