

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

To be held on Wednesday, August 2, 2017, starting at 1:00 p.m.
Ben Franklin Place, The Chamber, Main Floor, 101 Centrepointe Drive

File No.: D08-02-15/A-00362
Owner(s): Daniel Gheorghita and Ana Maria Barbu
Location: 303 Bell Street South
Ward: 17 - Capital
Legal Description: Pt Lot 10, Registered Plan 47 being Part 3 Plan 4R-13069
Zoning: R4H [832]
Zoning By-law: 2008-250 as amended

PURPOSE OF THE APPLICATION:

In November 2016 the Committee adjourned this application in order to allow the Owners time to file a Site Plan Control Application. The Owners have filed the Site Plan Control Application and want to construct a 11.58 metre x 6.66 metre, three-storey addition at the rear of the existing two-storey duplex, as shown on revised plans filed with the Committee. The addition will contain two new units, for a total of four units within the building.

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 lot width of 9.03 metres, whereas the By-law requires a minimum lot width of 12.0 metres.
- b) To permit a reduced lot area of 331.1 square metres, whereas the By-law requires a minimum lot area of 360.0 square metres.
- c) To permit a reduced southerly interior side yard setback of 0.71 metres, whereas the By-law requires a minimum interior side yard setback of 1.5 metres where the building wall is equal to or less than 11 metres in height.
- d) To permit a reduced front yard setback of 2.27 metres, whereas the By-law requires that the minimum front yard setback be the average of the existing front yard setbacks of the abutting lots on which the buildings front the same street. In this case, the application indicates that the average front yard setback is 5.88 metres.

- e) ~~To permit a reduced rear yard amenity area of 13.16 square metres at grade per unit (53.0 square metres) whereas the By-law requires a minimum amenity area of 15 square metres at grade per unit (60 square metres total). Deleted~~

THE APPLICATION indicates that the Property is the subject of a current Site Plan Control application (File no. D07-12-17-0072) under the *Planning Act*.