

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.: D08-02-17/A-00190
Owner(s): Bryan Delaney
Location: 163 Belmont Avenue
Ward: 17 - Capital
Legal Description: Lot 20 (N. Belmont Ave.), Reg. Plan 116
Zoning: R3P [487]
Zoning By-law: 2008-250

PURPOSE OF THE APPLICATION:

The Owner wants to demolish the existing porch at the rear of the two-storey detached dwelling and construct a one-storey addition, 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 rear yard setback of 11.4% of the lot depth (2.3 metres), whereas the By-law requires a minimum rear yard setback equal to 25% of the lot depth which, in this case, is 5.2 metres.
- b) To permit a reduced rear yard area of 14.7% of the lot area (44.5 square metres), whereas the By-law requires a minimum rear yard area equal to 25% of the lot area which, in this case, is 75.2 square metres.

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