

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

**To be held on Wednesday, January 17, 2018, starting at 1:00 p.m.**  
**Ben Franklin Place, The Chamber, Main Floor, 101 Centrepointe Drive**

**File No.:** D08-02-17/A-00332  
**Owner(s):** Janet Gallant  
**Location:** 245 Clemow Avenue  
**Ward:** 17 - Capital  
**Legal Description:** Lot 63, Part of Lot 62; Reg. Plan M-8  
**Zoning:** R1MM  
**Zoning By-law:** 2008-250

**PURPOSE OF THE APPLICATION:**

The Owner wants to demolish the existing four-car attached garage and construct a new three-car attached garage, 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 4.22% of the lot depth or 1.4 metres, whereas the By-law requires a minimum rear yard setback of 30% of the lot depth or, in this case, 10 metres.
- b) To permit a reduced rear yard lot area of 4.23% of the lot area or 32.4 square metres whereas the By-law requires a minimum rear yard lot area of 25% of the lot area or, in this case, 191.6 square metres.

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