

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

To be held on Wednesday, February 21, 2018, starting at 6:30 p.m.
Ben Franklin Place, The Chamber, Main Floor, 101 Centrepointe Drive

File No.: D08-02-18/A-00001
Owner(s): Christopher Saracino
Location: 209 Ste. Anne Avenue
Ward: 12 - Rideau-Vanier
Legal Description: Part Lot of 408 to 410, Reg. Plan 246
Zoning: R4E
Zoning By-law: 2008-250

PURPOSE OF THE APPLICATION:

The Owner wants to replace the existing flat roof on the three-storey, four-unit apartment building, which was damage by fire, with a new 4/12 pitched sloped hip roof and to convert the existing enclosed rear porch to an open porch, all as shown on plans filed with the Committee.

RELIEF REQUIRED:

In order to proceed, the Owner requires the Authority of the Committee for the Minor Variances from the Zoning By-law as follows:

- a) To permit a reduced northerly corner side yard setback of 3.56 metres, whereas the By-law requires a minimum corner side yard setback of 4.5 metres.
- b) To permit a permitted projection (porch) to be located 0.24 metres from the rear lot line, whereas the By-law states that porches can project into a required yard up to 2 metres, but no closer than 1 metre to a property line.

It should be noted that, for By-law purposes, the frontage on Ste. Anne Avenue is deemed to be the front lot line.

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