

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

To be held on Wednesday, June 20, 2018, starting at 1:00 p.m.
Ben Franklin Place, The Chamber, Main Floor, 101 Centrepointe Drive

File No.: D08-02-18/A-00176
Owner(s): Ann McGarry
Location: 47 Belgrave Road
Ward: 17 - Capital
Legal Description: Lot 72, Reg. Plan M-45
Zoning: R1TT
Zoning By-law: 2008-250

PURPOSE OF THE APPLICATION:

The Owner wants to construct a new front porch and an addition on the west side of the existing one-storey detached dwelling, as shown on plans filed with the Committee. The application indicates that the newly constructed detached garage in the rear yard also requires a Minor Variance for building height.

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 an increased front porch projection of 2.32 metres into the minimum required front yard setback, whereas the By-law permits a maximum projection of 2 metres.
- b) To permit an increased floor area of 23.8% of the gross floor area of the building or 18.38 square metres (open porch and addition), whereas the Flood Plain Overlay provisions of the By-law permits development which does not exceed an amount equal to 20% of the gross floor area of the building which, in this case, equals 15.44 square metres.
- c) To permit an increased height of 4.5 metres and an increased height of 3.4 metres for the exterior walls of the detached garage (accessory structure), whereas the By-law permits a maximum height of 3.6 metres for an accessory structure with the height of the exterior walls not to exceed 3.2 metres.

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