

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

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

File No.: D08-02-18/A-00369
Owner(s): Franco and Vincenza Ricci
Location: 3 Grayson Street
Ward: 9 - Knoxdale-Merivale
Legal Description: Part of Lot 24, Concession 1 (Rideau Front)
Zoning: R1E[1722]
Zoning By-law: 2008-250

PURPOSE OF THE APPLICATION:

The Owners want to demolish their existing detached dwelling, detached garage and sheds, in order to construct a new 26.34 m x 14.53 m, one-storey detached dwelling with an attached garage, as shown on plans filed with the Committee.

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 an increase in the lot coverage to 19.2%, or 442 square metres for a lot that is not connected to a municipal water supply, whereas the By-law permits a maximum lot coverage of 15% on lots that are not connected to the municipal water supply, in this case 346.14 square metres.
- b) To permit a lot of 38.08 metres in width to provide a combined interior side yard setback of 30% of the lot width, or 11.47 metres, whereas the By-law states that on a lot of 36 metres or greater in width, a combined interior side setback of 40% of the lot width must be provided, in this case 15.23 metres.
- c) To permit the proposed attached garage to be located closer to the front lot line than the front wall of the principal building, whereas the By-law requires that the proposed garage not be located closer to the front lot line than the front wall of the principal building.

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