

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

To be held on Wednesday, March 6, 2019 starting at 6:30 p.m.
Ben Franklin Place, The Chamber, Main Floor, 101 Centrepointe Drive

File No.: D08-02-19/A-00030
Owner(s): Kirk Batson and Tassy Phong
Location: 321 River Road
Ward: 10 - Gloucester-Southgate
Legal Description: Part of Lots 18 and 19, Registrar's Compiled Plan 904
Zoning: R1AA
Zoning By-law: 2008-250

PURPOSE OF THE APPLICATION:

The Owners want to construct an 8.13 m x 11.41 m, two-storey addition on the south side of their existing detached dwelling. The addition will include a two-car attached garage on the ground floor with living space on the second floor, 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 a reduced combined interior side yard setback of 20% of the lot width, or 11.49 metres on a lot measuring 58.09 metres, whereas the By-law states that on lots of 36 metres or greater in width a combined interior side yard setback of 40% of the lot width is required, or in this case 22.14 metres.
- b) To permit the proposed attached garage to be located closer to the front lot line than the front wall of the principal building (existing dwelling), whereas the By-law does not permit a garage to be located closer to the front lot line than the front wall of the principal building.
- c) To permit 65.05% or 15.26 metres of the permitted width of the building envelope to be setback 1.52 metres from the front building façade, whereas the By-law requires that any part of a detached dwelling that is wider than 60% of the permitted width of the building envelope must be setback a further 2 metres from the front lot line than the rest of the building façade.

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