

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

To be held on Wednesday, November 20, 2019, starting 1:00 p.m.
Ben Franklin Place, The Chamber, Main Floor, 101 CentrepoinTE Drive

File Nos.: D08-02-19/A-00299 & D08-02-19/A-00300
Owner(s): Bryden Ferrato and Nicholas Falardeau
Location: 250 & 252 Bolton Street
Ward: 12 - Rideau-Vanier
Legal Description: Part Lot 22 (South Bolton St.), Reg. Plan 3
Zoning: R4S
Zoning By-law: 2008-250

PURPOSE OF THE APPLICATIONS:

The Owners have filed Consent Applications (D08-01-19/B-00331 & D08-01-19/B-00332) which, if approved, will have the effect of creating two separate parcels of land. It is proposed to renovate the existing two-storey semi-detached dwelling and construct two secondary dwelling units, with one secondary dwelling unit in each dwelling, for a total of four separate dwelling units. One of the severed parcels and both semi-detached dwellings will not be in conformity with the requirements of the Zoning By-law.

RELIEF REQUIRED:

A-00299 – 250 Bolton St., Part 1 on Draft 4R-Plan, existing semi-detached dwelling

- a) To permit a reduced lot width of 5.26 metres, whereas the By-law requires a minimum lot width of 5.6 metres.
- b) To permit the front porch to project 2.11 metres into the required front yard, and to be located 0 metres from the front property line, whereas the By-law states that a porch may project 2 metres into a yard, but no closer than 1 metre from any lot line.
- c) To permit a reduced westerly interior side yard setback of 0 metres, whereas the By-law requires a minimum interior side yard setback of 1.2 metres.

A-00300 – 252 Bolton St., Parts 2-6 on Draft 4R-Plan, existing semi-detached dwelling

- d) To permit the front porch to project 2.12 metres into the required front yard, and to be located 0 metres from the front property line, whereas the By-law states that a porch may project 2 metres into a yard, but no closer than 1 metre from any lot line.

THE APPLICATIONS indicate that the Property is the subject of the above-noted Consent Applications under the *Planning Act*.