

**MINOR VARIANCE/PERMISSION APPLICATION**  
 Under Section 45 of the Planning Act  
**To be held on Wednesday, September 19, 2012 starting at 1:00 p.m.**

**Ben Franklin Place, The Chamber, Main Floor, 101 Centrepointe Drive**

<b>File No.</b>	D08-02-12/A-00220	<b>Legal Description:</b>	Part Lots 79 & 80, Reg. Plan 97162
<b>Owner(s):</b>	Dean Hanisch & Antonio Spadaccini	<b>Zoning Designation:</b>	R3P under Zoning By-law 2008-250 & Zoning By-law Amendment 2012-147 (New Infill Development Guidelines)
<b>Location:</b>	11 Chestnut Street	<b>Former Municipality:</b>	Ottawa
<b>Committee Panel:</b>	1		
<b>Ward:</b>	17 - Capital		

**PURPOSE OF THE APPLICATION**

On June 20<sup>th</sup>, 2012 the Committee adjourned this application sine die in order to allow the Owners to review their proposal in terms of the New Infill Development Guidelines, new Zoning By-law Amendment 2012-147. The Owners have revised their plans which include the demolition of their existing dwelling and detached shed and the construction of a 3-storey triplex dwelling, as shown on plans 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:

Under Zoning By-law 2008-250

- a) To permit a reduced lot width of 10.975 metres whereas the By-law requires a minimum lot width of 12 metres.
- b) To permit a reduced lot area of 318.27 square metres whereas the By-law requires a minimum lot area of 360 square metres
- c) To permit a reduced rear yard setback of 5.80 metres whereas the By-law requires a minimum rear yard setback of 25% of the lot depth, in this case 7.25 metres.
- d) To permit a reduced rear yard lot area of 20% of the lot area or 63.65 square metres whereas the By-law requires a minimum rear yard lot area of 25% of the lot area, in this case 79.56 square metres.

Under Zoning By-law Amendment 2012-147 (New Infill Development Regulations)

- e) To permit an increased porch projection of 0.91 metres into the front yard whereas the By-law requires an amount equal to the average extent of the existing projections of the same type, facing the same street and located on the existing buildings on the abutting lots, in this instance there are no porches so the average is 0.

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