

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

To be held on Wednesday, May 7, 2014, starting at 3:00 p.m.
Ben Franklin Place, The Chamber, Main Floor, 101 Centrepointe Drive

File No.: D08-02-14/A-00022
Owner(s): Luigi Zacconi and Aurora Iglesias Zacconi
Location: 170 (172 & 174) McGillivray Street
Ward: 17 – Capital
Legal Description: Part 3 and 4, Block K, Reg. Plan 102
Zoning: R4P under Zoning By-law 2008-250 as amended by By-law 2012-147

PURPOSE OF THE APPLICATION:

The Owners have filed Consent Applications (D08-01-14/B-00018 & D08-01-14/B-00019) which if approved, will have the effect of creating two separate parcels of land. It is proposed to demolish the existing dwelling and construct a new three-storey semi-detached dwelling. One of the proposed parcels and semi-detached dwelling units, to be known municipally as 174 McGillivray Street, will not be in conformity with the requirements of the Zoning By-law.

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 By-law 2008-250

- a) To permit a reduced southerly interior side yard setback of 0.91m whereas the By-law requires a minimum interior side yard setback of 1.2m.
- b) To permit a reduced lot area of 148.2 square meters whereas the By-law requires a minimum area of 180 square meters.
- c) To permit a parking space to be located in the front yard whereas the By-law states no person may park a motor vehicle in a required and provided front yard.

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

- d) To permit a front porch canopy to project 0.92 metres into the front yard whereas the By-law permits projections to be 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 case the average projection is 0.46 metres.

THE APPLICATIONS indicate that the property is the subject of the above noted Consent applications under the *Planning Act*.