

Committee of Adjustment meeting: August 15, 2012, 13h00 at 101 Centrepointe Drive

File No. D08-02-12/A-00266, 225 McGillivray

PURPOSE OF THE APPLICATION

The Owner wants to demolish the existing dwelling and detached garage and construct a 245square metre, 3-storey detached dwelling with a rooftop terrace to be located on the west side of the third floor as well as a new detached garage, all as shown on plans filed with the Committee.

RELIEF REQUIRED

In order to proceed, the Owner requires the Authority of the Committee for Minor Variances from Zoning By-law 2012-147 (New Infill Development Regulations) as follows:

- a) To permit a reduced front yard setback of 3.0 metres whereas the By-law requires the average of the existing front yard setbacks of the abutting lots on which the buildings front the same street, in this case 3.86 metres.
- b) To permit a porch to project 1.85 metres into the front yard whereas the By-law allows a permitted projection to project 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 on which the buildings front the same street, in this case 1.44 metres.
- c) To permit a second floor balcony to project 1.85 metres into the front yard whereas the By-law allows a permitted projection to project 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 on which the buildings front the same street. In this instance there are no second floor porch projections on the abutting lots.

OECA position: still under discussion