

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

**To be held on Wednesday, April 5, 2017 starting at 1:00 pm**  
**Ben Franklin Place, The Chamber, Main Floor, 101 Centrepointe Drive**

**File Nos.:** D08-02-17/A-00035 & D08-02-17/A-00036  
**Owner(s):** Larco Corporation  
**Location:** 94, (92A & 92B, 94A & 94B) Pinhey Street  
**Ward:** 15 - Kitchissippi  
**Legal Description:** Lot 5 & Part Lot 4 (West Pinhey St.), Reg. Plan 105  
**Zoning:** R4H  
**Zoning By-law:** 2008-250

**PURPOSE OF THE APPLICATIONS:**

The Owner has filed Consent Applications (D08-01-17/B-00032 & D08-01-17/B-00033) which, if approved, will have the effect of creating two separate parcels of land. It is proposed to construct one, three-storey long (front-to-back) semi-detached dwelling on each of the parcels, as shown on plans filed with the Committee. The proposed semi-detached dwellings will not be in conformity with the requirements of the Zoning By-law.

**RELIEF REQUIRED:**

In order to proceed, the Owner requires the Authority of the Committee for Minor Variances from the Zoning By-law as follows:

A-00035: 94A & 94B Pinhey St., Parts 1, 8 to 12 on Draft 4R Plan – proposed semi-detached dwelling

94A Pinhey St., Parts 9 & 10 (front unit)

- a) To permit the front porch to be located 0 metres from the property line, whereas the By-law permits a porch to project 2 metres into the front yard, but no closer than 1 metre to a property line.
- b) To permit a reduced northerly interior side yard setback of 0.9 metres, whereas the By-law requires a minimum interior side yard setback of 1.2 metres.
- c) To permit a reduced southerly interior side yard setback of 0.6 metres, whereas the By-law requires a minimum interior side yard setback of 1.2 metres.

94B Pinhey St., Parts 1, 8, 11 & 12 (rear unit)

- d) To permit a reduced rear yard setback of 26.5% of the lot depth or 7.1 metres whereas the By-law requires a minimum rear yard setback of 30% of the lot depth, or in this case, 8.0 metres.
- e) To permit a reduced northerly interior side yard setback of 0.6 metres, whereas the By-law requires a minimum interior side yard setback of 1.2 metres.
- f) To permit a reduced southerly interior side yard setback of 0.6 metres, whereas the By-law requires a minimum interior side yard setback of 1.2 metres.

A-00036: 92A & 92B Pinhey St., Parts 2 to 7 on Draft 4R Plan – proposed semi-detached dwelling

92A Pinhey St., Parts 5 & 6 (front unit)

- g) To permit the front porch to be located 0 metres from the property line, whereas the By-law permits a porch to project 2 metres into the front yard, but no closer than 1 metre to a property line.
- h) To permit a reduced southerly interior side yard setback of 0.9 metres, whereas the By-law requires a minimum interior side yard setback of 1.2 metres.
- i) To permit a reduced northerly interior side yard setback of 0.6 metres, whereas the By-law requires a minimum interior side yard setback of 1.2 metres.

92B Pinhey St., Parts 2, 3, 4 & 7 (rear unit)

- j) To permit a reduced rear yard setback of 26.3% of the lot depth or 7.0 metres whereas the By-law requires a minimum rear yard setback of 30% of the lot depth, or in this case, 7.9 metres.
- k) To permit a reduced northerly interior side yard setback of 0.6 metres, whereas the By-law requires a minimum interior side yard setback of 1.2 metres.
- l) To permit a reduced southerly interior side yard setback of 0.6 metres, whereas the By-law requires a minimum interior side yard setback of 1.2 metres.

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