

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

To be held on Wednesday, December 6, 2017, starting at 1:00 p.m.
Ben Franklin Place, The Chamber, Main Floor, 101 Centrepointe Drive

File No.: D08-02-17/A-00308
Owner(s): Elizabeth Barker
Location: 114 MacDonald Street
Ward: 14 - Somerset
Legal Description: Lot 59, Part 1, Reg. Plan 15558
Zoning: R4V [478]
Zoning By-law: 2008-250

PURPOSE OF THE APPLICATION:

The Owner wants to construct a one-storey addition on the south side of her two-storey semi-detached dwelling, as shown on plans filed with the Committee. The application indicates that the addition will occupy the existing enclosed patio space on the south west corner of the dwelling.

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) To permit a reduced rear yard setback of 3.9% of the lot depth or 0.6 metres and a reduced rear yard area of 3.2% of the lot area or 3.9 square metres, whereas the By-law requires a minimum rear yard setback of 25% of the lot depth, which in this case is 3.81 metres and a minimum rear yard area of 25% of the lot area, which in this case is 30.8 square metres.
- b) To permit a reduced southerly side yard setback of 0.2 metres, whereas the By-law requires a minimum side yard setback of 1.2 metres.

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