

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

To be held on Wednesday, January 17, 2018, starting at 1:00 p.m.
Ben Franklin Place, The Chamber, Main Floor, 101 Centrepointe Drive

File No.: D08-02-15/A-00265
Owner(s): Justin Slootsky
Location: 182 Forward Avenue
Ward: 15 - Kitchissippi
Legal Description: Part of Lot 13, Reg. Plan 35
Zoning: R4S
Zoning By-law: 2008-250

PURPOSE OF THE APPLICATION:

The Owner wants to demolish the existing shed located in the rear yard, and to construct a one-and-a-half-storey attached garage, as shown on plans filed with the Committee. The application indicates that the height above the first storey will be use as additional storage space.

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 total interior side yard setback of 1.2 metres, whereas the By-law requires a minimum total interior side yard setback of 1.8 metres with one minimum yard no less than 0.6 metres.
- b) To permit a reduced rear yard setback of 6% of lot depth or 1.8 metres, whereas the By-law requires a minimum rear yard setback of 25% of the lot depth or in this case, 7.47 metres.
- c) To permit a reduced rear yard lot area of 6% or 13.70 square metres, whereas the By-law requires a minimum rear yard lot area of 25% of the lot area or, in this case, 57.1 square metres.

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