

**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-00307  
**Owner(s):** RCS Developments Inc.  
**Location:** 205 (A, B and C) Hinchey Avenue  
**Ward:** 15 - Kitchissippi  
**Legal Description:** Part Lot 19, Reg. Plan 35  
**Zoning:** R4S  
**Zoning By-law:** 2008-250

**PURPOSE OF THE APPLICATION:**

The Owner wants to demolish the existing two-storey duplex dwelling and construct a three-storey, three-unit dwelling, as shown on plans filed with the Committee. The application indicates that two units will have a roof top deck and that two parking spaces will be provided in the rear yard.

**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 lot width of 7.6 metres, whereas the By-law requires a minimum lot width of 12 metres.
- b) To permit a reduced lot area of 228.1 square metres, whereas the By-law requires a minimum lot area of 360 square metres.
- c) To permit a reduced communal amenity area of 41.5 square metres, whereas the By-law requires a minimum communal amenity area of 45 square metres.
- d) To permit a reduced front yard setback of 1.3 metres whereas the By-law states that the front yard setback for an interior lot is equal to the average of the existing setbacks of the abutting lots on which the dwellings face the same street which, in this case, is 5.025 metres.
- e) To permit a reduced side yard setback for exterior walls of the roof top terrace to 0 metre, whereas the By-law requires a minimum side yard setback of 1.5 metres in for exterior walls in the location of the uppermost roof top terrace.

- f) To permit an increased area of 16.2 square metres for the roof top access, whereas the By-law requires that roof top access not exceed a total area of 10.5 square metres.
- g) To permit the front steps to project to 0.3 metres of the front lot line, whereas the By-Law states steps may be no closer than 0.60 metres to a lot line.

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