

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

To be held on Wednesday, February 7, 2018 starting at 1:00 p.m.
Ben Franklin Place, The Chamber, Main Floor, 101 Centrepointe Drive

File No.: D08-02-17/A-00354
Owner(s): Kirk Hoppner
Location: 55 Old Sunset Boulevard
Ward: 17-Capital
Legal Description: Part of Lots 28 and 29, Reg. Plan No. 165631
Zoning: R1QQ
Zoning By-law: 2008-250

PURPOSE OF THE APPLICATION:

The Owner is currently constructing a 2-storey detached dwelling. It has been determined that the ground level patio located in the front yard and the open stairway located in the corner side yard are not in conformity with the requirements of the Zoning By-law, as shown on plans filed with the Committee.

RELIEF REQUIRED:

In order to regularize the ground level patio and steps, the Owner requires the Authority of the Committee for Minor Variances from the Zoning By-law as follows:

- a) To permit a ground level patio to project 2.33 metres into the front yard, whereas the By-law permits a maximum projection of 2.0 metres.
- b) To permit a corner side yard setback of 0 metres for an open stairway, whereas the By-law requires a corner side yard setback of 0.6 metres.

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