

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

**To be held on Wednesday, February 21, 2018, starting at 6:30 p.m.**  
**Ben Franklin Place, The Chamber, Main Floor, 101 Centrepointe Drive**

**File No.:** D08-02-18/A-00008  
**Owner(s):** Rocco and Silvana Crea  
**Location:** 1528 Lexington Street  
**Ward:** 16 - River  
**Legal Description:** Lot 76, Reg. PPlan 437592  
**Zoning:** R1K  
**Zoning By-law:** 2008-250

**PURPOSE OF THE APPLICATION:**

At its Hearing on May 3, 2017, the Committee granted Minor Variance Application (D08-02-17/A-00058) for a reduced rear yard setback and a reduced total interior side yard setback for the proposed renovation to the existing dwelling. The Owners have now revised their plans and want to proceed with the renovations to their dwelling, as shown on plans filed with the Committee. While identical, numerically to the variance granted in 2017, the depth of the proposed building has increased, and a new variance is required. The renovations will include the following:

- a) Renovations to the interior of the dwelling.
- b) The demolition of the one-car attached garage and the construction of a 6.61 m x 14.59 m, two storey addition on the east side of the existing dwelling that will include a two-car garage on the ground floor with living space above.
- c) The construction of a 3.9 m x 3.7 m covered entrance at the front of the dwelling.

**RELIEF REQUIRED:**

In order to proceed, the Owners require the Authority of the Committee for a Minor Variance from the Zoning By-law to permit a reduced total interior side yard setback of 3.15 metres, (1.22 metres on the east side and 1.93 metres on the west side), whereas the By-law requires a minimum total interior side yard setback of 3.6 metres with no yard less than 1.2 metres..

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