

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

To be held on Wednesday, March 21, 2018 starting at 1:00 p.m.
Ben Franklin Place, The Chamber, Main Floor, 101 CentrepoinTE Drive

File No.: D08-02-18/A-00040
Owner(s): Brent Hyde and Emily Addison
Location: 19 Ladouceur Street
Ward: 15 - Kitchissippi
Legal Description: Part Lot 66, Reg. Plan 57
Zoning: R4H
Zoning By-law: 2008-250

PURPOSE OF THE APPLICATION:

The Owners want to demolish a portion of the rear addition and construct a two and a half storey addition at the rear of their existing two-storey duplex dwelling, as shown on plans filed with the Committee.

RELIEF REQUIRED:

In order to proceed, the Owners require the Authority of the Committee for Minor Variances as follows:

- a) To permit a reduced rear yard setback of 24.2% of the lot depth or 7.3 metres, whereas the By-law requires a minimum rear yard setback of 30% of the lot depth, or 9.04 metres in this case.
- b) To permit a reduced rear yard area of 24.2% of the lot area or 73.5 square metres, whereas the By-law requires a minimum rear yard area of 25% of the lot area, or 75.8 square metres in this case.
- c) To permit a reduced northerly side yard setback of 0.5 metres, whereas the By-law requires one minimum side yard setback of no less than 0.6 metres.
- d) To permit the eaves to project to within 0.2 metres of the northerly property line, whereas the By-law states that eaves may project a maximum of 1.0 metre, but not closer than 0.3 metres to a lot line.

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