

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

**To be held on Wednesday, April 18 2018 starting at 1:00 p.m.**  
**Ben Franklin Place, The Chamber, Main Floor, 101 Centrepointe Drive**

**File No.:** D08-02-18/A-00101  
**Owner(s):** James Cocks and Marianne van Oosten  
**Location:** 115 Spencer Street  
**Ward:** 15-Kitchissippi  
**Legal Description:** Lot 521, Pl. 152206  
**Zoning:** R3T  
**Zoning By-law:** 2008-250

**PURPOSE OF THE APPLICATION:**

The Owners want to convert the existing detached dwelling on the property into a three-unit dwelling. The existing one-and-a-half storey detached dwelling will be expanded and renovated to add two additional dwelling units as shown on the plans filed with the Committee.

**RELIEF REQUIRED:**

In order to proceed, the Owners require the Authority of the Committee for Minor Variances from the Zoning By-law as follows:

- a) To permit a reduced lot width of 10.09 metres, whereas the By-law requires a minimum lot width of 12.0 metres.
- b) To permit a reduced side yard setback of 0.59 metres (for the existing 1-1/2 storey building only) whereas the By-law requires a minimum side yard setback of 0.63 metres.

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