

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

**To be held on Wednesday, June 20, 2018, starting at 1:00 p.m.**  
**Ben Franklin Place, The Chamber, Main Floor, 101 Centrepointe Drive**

**File No.:** D08-02-18/A-00184  
**Owner(s):** Andre Bernier  
**Location:** 596 MacLaren Street  
**Ward:** 14 - Somerset  
**Legal Description:** East half of Lot 12, Reg. Plan 15558  
**Zoning:** R4T [733]  
**Zoning By-law:** 2008-250

**PURPOSE OF THE APPLICATION:**

The Owner wants to demolish a portion of the upper floor and construct a third floor addition to the existing detached dwelling, as shown on plans filed with the Committee. The property is subject to the Heritage Overlay provisions (Section 60) of the Zoning By-law.

**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 the slope of the roof to be decreased and the height of the walls to be increased whereas the By-law requires, that in an area to which a heritage overlay applies, the height of the walls and the height and slope of the roof of the addition do not exceed those of the existing building.
- b) The By-law states that in an area to which a heritage overlay applies, the side yard setback for an addition must be at least 60 cm greater than that of the wall of the existing building located closest to the side lot line which, in this case, would equal 1.3 metres. Since the westerly wall of the proposed addition is to be located 0.7 metres from the side lot line, a Minor Variance from the heritage overlay provisions is requested.

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