

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

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

File No.: D08-02-18/A-00239
Owner(s): Peter and Keely Giles
Location: 597 Brierwood Avenue
Ward: 15 - Kitchissippi
Legal Description: Lot 91, Reg. Plan 351
Zoning: R1O
Zoning By-law: 2008-250

PURPOSE OF THE APPLICATION:

The Owners want to demolish their existing dwelling and construct a new two-storey detached 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 from the Zoning By-law as follows:

- a) To permit a reduced lot width of 14.6 metres, whereas the By-law requires a minimum lot width of 15 metres.
- b) To permit a reduced northerly corner side yard setback of 3.3 metres, whereas the By-law requires a minimum corner side yard setback of 6 metres.
- c) To permit a reduced rear yard setback of 6.7 metres or 22% of the lot depth, whereas the By-law requires a minimum rear yard setback of 28% of the lot depth, in this case 8.6 metres.
- d) To permit a covered deck to project 4 metres into the rear yard, whereas the By-law permits a covered deck to project 2 metres into a required yard but no closer than one metre from any lot line.

For By-law purposes only the frontage along Brierwood Avenue is deemed to be the front lot line for this property.

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