

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

**To be held on Wednesday, July 4, 2018, starting at 1:00 p.m.**  
**Ben Franklin Place, The Chamber, Main Floor, 101 Centrepointe Drive**

**File No.:** D08-02-18/A-00156  
**Owner(s):** Calvin Piggott and Judy Matthew  
**Location:** 552 McLeod Street  
**Ward:** 14 - Somerset  
**Legal Description:** Part of Lot 37 (South McLeod Street) Reg. Plan 30  
**Zoning:** R4S  
**Zoning By-law:** 2008-250

**PURPOSE OF THE APPLICATION:**

The Owners want to demolish their existing dwelling and to construct a new three-storey, three-unit dwelling, as shown on plans filed with the Committee.

**RELIEF REQUIRED:**

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

- a) To permit a reduced lot width of 7.21 metres, whereas the By-law requires a minimum lot width of 12 metres.
- b) To permit a reduced lot area of 216.3 square metres, whereas the By-law requires a minimum lot area of 360 square metres.
- c) To permit a reduced rear yard setback of 7.5 metres or 25% of the lot depth, whereas the By-law requires a minimum rear yard setback of 30% of the lot depth, in this case 9.0 metres.
- d) To permit a reduced easterly interior side yard setback of 0.6 metres, whereas the By-law requires a minimum side yard setback of 1.2 metres.

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