

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

To be held on Wednesday, August 15, 2018, starting at 6:30 p.m.
Ben Franklin Place, The Chamber, Main Floor, 101 Centrepointe Drive

File No.: D08-02-18/A-00264
Owner(s): Robert Beeraj and Geneviève Béland
Location: 28 Coleridge Street
Ward: 16 - River
Legal Description: Lot 228, Block 261, Reg. Plan 4M-1090
Zoning: R2U[549]
Zoning By-law: 2008-250

PURPOSE OF THE APPLICATION:

The Owners want to construct a new 1.78 m x 1.53 m, one-storey addition at the south-east corner (rear) of their existing dwelling, as shown on plans filed with the Committee.

RELIEF REQUIRED:

In order to proceed, the Owners require the Authority of the Committee for a Minor Variance to the Zoning By-law to permit a reduced rear yard setback of 6.40 metres for the addition at the rear of the legally non-conforming structure. The By-law states: "that any addition or permitted projection into a yard to a non-complying building envelope must move towards compliance with the zoning regulation, such that the extent of the proposed addition falls at least halfway between the required provision and the existing non-complying situation". On a lot with a depth of 29.997 metres the normal rear yard setback is 9 metres, or 30% of the lot depth, the existing rear wall of the dwelling is 6.4 metres, according to the 50% rule the required rear yard setback for this property is 7.7 metres.

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