

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

To be held on Wednesday, November 21, 2018, starting 1:00 p.m.
Ben Franklin Place, The Chamber, Main Floor, 101 Centrepointe Drive

File Nos.: D08-02-18/A-00357
Owner(s): Stacy and Stephen Kauk
Location: 697 Highland Avenue
Ward: 15 - Kitchissippi
Legal Description: Part of Lot 29, Registered Plan 469
Zoning: R1O
Zoning By-law: 2008-250

PURPOSE OF THE APPLICATION:

The Owners are proposing to convert the existing carport into a fully enclosed garage, as shown on plans filed with the Committee. The proposed garage will not be in conformity with the Zoning By-law.

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 front yard setback of 5.4 metres, whereas the By-law requires a front yard setback of 5.7 metres, being the average front yard setback of the two adjacent lots.
- b) To permit an attached garage to be located 0.3 meters closer to the front lot line than the front wall of the detached dwelling, whereas the By-law requires a garage to be set back the same distance from the front lot line as the front wall of the residential use building.
- c) To permit a reduced total side yard setback of 2.5 metres with 0.6 metres on the south side of the attached garage, whereas the By-law requires a minimum total side yard setback of 3.0 metres with one minimum yard of no less than 1.2 metres.

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