

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

To be held on Wednesday, February 6, 2019 starting at 1:00 p.m.
Ben Franklin Place, The Chamber, Main Floor, 101 CentrepoinTE Drive

File No.: D08-02-18/A-00432
Owner(s): Sean Robert Boyd and Lynette Grace Rivest
Location: 114 Hamilton Avenue North
Ward: 15-Kitchissippi
Legal Description: Part of Lot 1358, Registered Plan 157
Zoning: R4H
Zoning By-law: 2008-250

PURPOSE OF THE APPLICATION:

The Owners want to construct a two-storey addition at the rear of their existing single detached dwelling, as shown on plans filed with the Committee.

RELIEF REQUIRED:

The location of the existing detached dwelling is not in conformity with the Zoning By-law. In order to regularize this existing situation and to permit the addition, 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 7.6 metres, whereas the By-law requires a minimum lot width of 9 metres (existing).
- b) To permit a reduced lot area of 146.3 square metres, whereas the By-law requires a minimum lot area of 270 square metres (existing).
- c) To permit the front porch to project up to 0 metres of the front lot line, whereas the By-law states that a porch may project a maximum of 2 metres but no closer than 1 metre from any lot line (existing).
- d) To permit a reduced front yard setback of 1.87 metres, whereas the By-law requires a minimum required yard setback for a yard abutting a street, on a corner lot, the front yard setback of the abutting residential lot that faces the same street as the affected lot, which in this case is 3.08 metres (existing).
- e) To permit the eaves to project up to 0 metres of a lot line, whereas the By-law permits eaves to project 1 metres, but not closer than 0.3 metres to a lot line (existing).
- f) To permit a chimney to project up to 0 metres of a lot line, whereas the By-law permits a chimney to project 1 metres, but not closer than 0.6 metres to a lot line (existing).

- g) To permit a reduced corner side yard setback of 0.28 metres, whereas the By-law requires a minimum required yard setback for a yard abutting a street, on a corner lot, the front yard setback of the abutting residential lot that faces the same street as the affected lot, which in this case is 2.03 metres (partially existing).

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