

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

To be held on Wednesday, February 20, 2019 starting at 6:30 p.m.
Ben Franklin Place, The Chamber, Main Floor, 101 Centrepointe Drive

File No.: D08-02-19/A-00008
Owner(s): Tania Berthiaume and Alex Buyson
Location: 2215, (2217) Plessier Street
Ward: 18 - Alta Vista
Legal Description: Lot 597, Reg. Plan 728
Zoning: R2F
Zoning By-law: 2008-250

PURPOSE OF THE APPLICATION:

The Owners have filed a Consent Application (D08-01-19/B-00011), which, if approved, will have the effect of creating two separate parcels of land. The Owners want to demolish the existing dwelling and construct a two-storey semi-detached dwelling, as shown on plans filed with the Committee. The proposed semi-detached dwelling will not be in conformity with the requirements of 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 total interior side yard setback of 2.4 metres, whereas the By-law requires a minimum total interior side yard setback of 3.0 metres, with one minimum yard no less than 1.2 metres.
- b) To permit a reduced rear yard area of 22% of the lot area or 84 square metres for Part 1 (2217 Plessier Street), whereas the By-law requires a minimum rear yard area of 25% of the lot area which, in this case, is 91.5 square metres.

THE APPLICATION indicates that the Property is the subject of the above noted Consent application under the *Planning Act*.