

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

**To be held on Wednesday, February 20, 2019 starting at 1:00 p.m.**  
**Ben Franklin Place, The Chamber, Main Floor, 101 Centrepointe Drive**

**File No.:** D08-02-18/A-00461  
**Owner(s):** Neel Bhatt  
**Location:** 59 Poplar Street  
**Ward:** 14 - Somerset  
**Legal Description:** Lot 174, Registered Plan 14  
**Zoning:** R4H  
**Zoning By-law:** 2008-250

**PURPOSE OF THE APPLICATION:**

The Owner wants to construct a 3-storey long semi-detached dwelling. The existing 2-storey detached dwelling will be demolished.

**RELIEF REQUIRED:**

In order to proceed, the Owner requires the Authority of the Committee for Minor Variances from the Zoning By-law as follows:

- a) To permit a reduced lot width of 8.83 metres, whereas the By-law requires a minimum lot width of 10.0 metres.
- b) To permit a reduced front yard setback of 0.77 metres, whereas the By-law requires a minimum front yard setback of 1.5 metres.
- c) To permit a stair projection to be 0 metres from the front lot line, whereas the By-law requires that a stair projection be no closer than 0.6 metres from the front lot line.
- d) To permit a canopy projection to be 0 metres from the front lot line, whereas the By-law requires that a canopy projection be no closer than 0.6 metres from the front lot line.
- e) To permit a reduced rear yard setback of 9.21 metres, whereas the By-law requires a minimum rear yard setback of 9.78 metres.
- f) To permit a reduced westerly interior side yard of 0.94 metres, whereas the By-law requires a minimum interior side yard setback of 1.2 metres.
- g) To permit a reduced easterly interior side yard of 0.65 metres, whereas the By-law requires a minimum interior side yard setback of 1.2 metres.
- h) To permit a balcony projection of 0.66 metres from the interior side lot line, whereas the By-law requires that a balcony projection be no closer than 2 metre to the lot line.
- i) To permit a reduced lot width of the pole portion of 1.22 metres, whereas the By-law requires a minimum lot width of the pole portion of 1.5 metres for a long semi-detached dwelling.

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