

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

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

**File No.:** D08-02-19/A-00041  
**Owner(s):** Felipe Castro and Benjamin Sherman  
**Location:** 49, (47) Ella Street  
**Ward:** 17 - Capital  
**Legal Description:** Part Lot 29, Reg. Plan 36  
**Zoning:** R3P  
**Zoning By-law:** 2008-250

**PURPOSE OF THE APPLICATION:**

The Owners want to demolish the existing dwelling and construct a three-storey semi-detached dwelling, as shown on plans filed with the Committee.

**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 rear yard setback of 26.5% of the lot depth or 6.8 metres, whereas the By-law requires a minimum rear yard setback of 30% of the lot depth which, in this case, is 7.7 metres.
- b) To permit an increase in the total floor area to 585 square metres for the proposed semi-detached dwelling, whereas the By-law states that no dwelling unit in any building, other than a single detached dwelling, may contain more than four bedrooms and no such unit may exceed 120 square metres in floor area. (Interim Control by-law 2017-278)

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