

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

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

File No.: D08-02-19/A-00074
Owner(s): Aaron and Catherine Shackelton
Location: 24 Brown Street
Ward: 17 - Capital
Legal Description: Lot 4, Reg. Plan 224416
Zoning: R1TT
Zoning By-law: 2008-250

PURPOSE OF THE APPLICATION:

The Owners want to demolish the existing dwelling and to construct a two-storey 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 front yard setback of 3.0 metres (along Mount Pleasant Avenue), whereas the By-law states that the minimum required yard setback for a yard abutting a street must be, 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 6.0 metres.
- b) To permit a reduced corner side yard setback of 3.0 metres (along Brown Street), whereas the By-law states that the minimum required yard setback for a yard abutting a street must be, 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 6.0 metres.

It should be noted that, for By-law purposes, the frontage on Mount Pleasant Avenue is deemed to be the front lot line for this property.

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