

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

**To be held on Wednesday, April 17, 2019, starting at 6:30 p.m.**  
**Ben Franklin Place, The Chamber, Main Floor, 101 CentrepoinTE Drive**

**File No.:** D08-02-19/A-00065  
**Owner(s):** Minto Communities Inc.  
**Location:** 2331 Mer Bleue Road  
**Ward:** 19 - Cumberland  
**Legal Description:** Lot 180, Registered Plan 4M-1613  
**Zoning:** R3YY[2164]  
**Zoning By-law:** 2008-250

**PURPOSE OF THE APPLICATION:**

The Owner wants to construct a two-storey detached dwelling on this undeveloped lot located on the north-east corner of Décoeur Drive and Jerome Jodoin Drive, as shown on plans filed with the Committee. The application indicates that a 5 metre site triangle has already been removed from the corner of this property.

**RELIEF REQUIRED:**

In order to proceed, the Owner requires the Authority of the Committee for a Minor Variance from the Zoning By-law to permit a driveway to occupy 35.4 square meters of the front yard, or 58% of the area of the front yard, whereas the By-law requires that a driveway not exceed 50% of the area of the yard in which it is located, in this case 30.5 square metres.

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