

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

**To be held on Wednesday, June 19, 2019 starting at 1:00 p.m.**  
**Ben Franklin Place, The Chamber, Main Floor, 101 Centrepointe Drive**

**File No.:** D08-02-19/A-00137  
**Owner(s):** Tony Lyons  
**Location:** 318 Fairmont Avenue  
**Ward:** 15 - Kitchissippi  
**Legal Description:** Part of Lots 6 and 7, Block 6 (West Fairmont), Registered Plan 111  
**Zoning:** R1QQ  
**Zoning By-law:** 2008-250

**PURPOSE OF THE APPLICATION:**

The Owner wants to construct a 6.1 m x 5.5 m one-storey addition on the south-west side and a 3.17 m x 1.09 m addition to replace the existing addition at the north-west corner of the existing dwelling, as shown on plans filed with the Committee.

**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 rear yard setback of 9.3% of the lot depth, or 2.92 metres, whereas the By-law requires a minimum rear yard setback of 28% of the lot depth, in this case 7.65 metres.
- b) To permit a reduced rear yard area of 10% of the lot area, or 58 square metres, whereas the By-law requires a minimum rear yard area of 25% of the lot area, in this case 147.1 square metres.

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