

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

To be held on Wednesday, September 4, 2019 starting at 1:00 p.m.
Ben Franklin Place, The Chamber, Main Floor, 101 Centrepointe Drive

File No.: D08-02-19/A-00240
Owner(s): Leon Boegman and Genevieve Young
Location: 9 Cobalt Avenue
Ward: 17 - Capital
Legal Description: Lot 13, Plan M-39
Zoning: R1TT[1474]
Zoning By-law: 2008-250

PURPOSE OF THE APPLICATION:

The Owners want to construct a third floor addition within a new gable roof over their existing 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 northerly side yard setback of 0 metres for the proposed eave and eaves trough, whereas the By-law permits eaves to project 1 metre into a required yard but no closer than 0.3 metres to a lot line.
- b) To permit an increase in the building height to 9.29 metres, whereas the By-law permits a maximum building height of 8.5 metres.
- c) To permit an increase in the front yard setback to 3.3 metres for the third floor gable wall, whereas the By-law states that the front yard setback for new construction be a minimum of 1.5 metres and a maximum of 3 metres.

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