

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

**To be held on Wednesday, February 19, 2020 starting at 1:00 p.m.**  
**Ben Franklin Place, The Chamber, Main Floor, 101 Centrepointe Drive**

**File No.:** D08-02-20/A-00018  
**Owner(s):** Stephanie Rochefort  
**Location:** 266 Iona Street  
**Ward:** 15 - Kitchissippi  
**Legal Description:** Part Lot G, Reg. Plan 299  
**Zoning:** R3R  
**Zoning By-law:** 2008-250

**PURPOSE OF THE APPLICATION:**

The Owner wants to demolish the existing dwelling (damaged by fire in 2019) and to construct a three-storey detached 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 corner side yard setback of 3.0 metres (facing Iona Street), whereas the By-law requires a minimum corner side yard setback of 4.5 metres.
- b) To permit an increased driveway width of 6.0 metres (at the property line along Iona Street), whereas the By-law states that for a lot with a width of less than 15 metres the driveway cannot have a width greater than 3 metres.
- c) To permit the principal entranceway to the dwelling to face the corner side yard lot line (Iona Street), whereas the By-law requires the principal entranceway of a dwelling to face the front lot line (Kirkwood Avenue).
- d) To permit an increase in building height to 10.3 metres, whereas the By-law permits a maximum building height of 8 metres.

It should be noted that, for By-law purposes, the frontage on Kirkwood 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*.