

**Minor Variance Application
Section 45 of the *Planning Act***

(Adjourned from Feb. 3, 2021)
Wednesday, March 3, 2021
1:00 p.m.

File Nos.: D08-02-20/A-00306
Owner(s): Jarek Dobsky
Location: 116 Bayswater Avenue
Ward: 15-Kitchissippi
Legal Description: Pt. Lot 20 W/S Bayswater Ave.
Zoning: R4H
Zoning By-law: 2008-250

PURPOSE OF THE APPLICATION:

The Owner wants to construct an addition to an existing detached dwelling to allow for its conversion to a four (4) unit apartment building with two parking spaces at the rear of the property, 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 reduced side yard setbacks of 1.09 metres (north) and 0.4 metres (south), whereas the By-law requires a minimum side yard setback of 1.5 metres.
- ~~b) To permit reduced side yard setbacks beyond 21 metres from the front lot line of 1.2 metres (north) and 1.2 metres (south), whereas the By-law requires a minimum side yard setback of 6 metres beyond 21 metres from the front lot line.~~
- c) To permit a reduced lot width of 7.62 metres, whereas the By-law requires a minimum lot width of ~~12~~ **10** metres.
- ~~d) To permit a reduced lot area of 301.8 square metres, whereas the By-law requires a minimum lot area of 360 square metres.~~

THE APPLICATION indicate that the Property is the subject of a Site Plan Application (D07-12-19-0015) under the *Planning Act*.