

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

**To be held on Wednesday, March 15, 2017 starting at 1:00 pm**  
**Ben Franklin Place, The Chamber, Main Floor, 101 CentrepoinTE Drive**

**File Nos.:** D08-02-17/A-00023 & D08-02-17/A-00024  
**Owner(s):** Tom and Lois Wrightsell  
**Location:** 244, (246) Atlantis Avenue  
**Ward:** 15 - Kitchissippi  
**Legal Description:** Lot 229, Reg. Plan M-28  
**Zoning:** R3E  
**Zoning By-law:** 2008-250

**PURPOSE OF THE APPLICATIONS:**

The Owners have filed a Consent Application (D08-01-17/B-00024) which, if approved, will have the effect of creating two separate parcels of land. It is proposed to demolish the existing detached dwelling on the property, and construct a semi-detached dwelling, with one dwelling unit on each of the newly created parcels, as shown on plans filed with the Committee. Both parcels and the proposed semi-detached dwellings will not be in conformity with the requirements of the Zoning By-law.

**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-00023: 244 Atlantis Ave., Part 1 on Draft 4R-Plan, proposed semi-detached dwelling

- a) To permit a reduced lot width of 7.6 metres, whereas the By-law requires a minimum lot width of 9.0 metres.
- b) To permit a reduced lot area of 234.2 square metres, whereas the By-law requires a minimum lot area of 270 square metres.
- c) To permit an increase in building height to 8.67 metres whereas the By-law permits a maximum building height of 8 metres.

A-00024: 246 Atlantis Ave., Part 2 on Draft 4R-Plan, proposed semi-detached dwelling

- d) To permit a reduced lot width of 7.6 metres, whereas the By-law requires a minimum lot width of 9.0 metres.
- e) To permit a reduced lot area of 234.2 square metres, whereas the By-law requires a minimum lot area of 270 square metres.
- f) To permit an increase in building height to 8.67 metres whereas the By-law permits a maximum building height of 8 metres.

**THE APPLICATIONS** indicate that the Property is the subject of the above noted Consent application under the *Planning Act*.