

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

To be held on Wednesday, April 5, 2017, starting at 6:30 p.m.
Ben Franklin Place, The Chamber, Main Floor, 101 Centrepointe Drive

File No.: D08-02-17/A-00062
Owner(s): 9408061 Canada Inc.
Location: 2483 Junction Avenue
Ward: 17 - Capital
Legal Description: Part of Lot 34, Reg. Plan 301
Zoning: R3A
Zoning By-law: 2008-250

PURPOSE OF THE APPLICATION:

The Owner wants to demolish the existing dwelling and structures on the property and construct a three-storey, 10.95 m x 15.95 m three-unit 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 lot width of 15.225 metres whereas the By-law requires a minimum lot width of 18 metres.
- b) To permit a reduced lot area of 464 square metres whereas the By-law requires a minimum lot area of 540 square metres.

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