

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

To be held on Wednesday, April 5, 2017 starting at 1:00 pm
Ben Franklin Place, The Chamber, Main Floor, 101 Centrepointe Drive

File Nos.: D08-02-17/A-00044 & D08-02-17/A-00045
Owner(s): Rand Abdullah
Location: 141, (143) Carleton Avenue
Ward: 15 - Kitchissippi
Legal Description: Part Lot 10 (East Carleton Ave.), Reg. Plan 219
Zoning: R2D [2159]
Zoning By-law: 2008-250

PURPOSE OF THE APPLICATIONS:

The Owner has filed Consent Applications (D08-01-17/B-00044 & D08-01-17/B-00045) which, if approved, will have the effect of creating two separate parcels of land. It is proposed to demolish the existing dwelling and construct a two and a half storey semi-detached dwelling on the parcels, as shown on plans filed with the Committee. The proposed parcels of land will not be in conformity with the requirements of the Zoning By-law.

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-00044: 141 Carleton Ave., Part 1 on Draft 4R Plan – proposed semi-detached dwelling

- a) To permit a reduced lot width of 7.62 metres, whereas the By-law requires a minimum lot width of 9.0 metres.
- b) To permit a reduced lot area of 232.4 square metres, whereas the By-law requires a minimum lot area of 270 square metres.

A-00045: 143 Carleton Ave., Part 2 on Draft 4R Plan – proposed semi-detached dwelling

- c) To permit a reduced lot width of 7.62 metres, whereas the By-law requires a minimum lot width of 9.0 metres.
- d) To permit a reduced lot area of 232.4 square metres, whereas the By-law requires a minimum lot area of 270 square metres.

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