

**COMMITTEE OF ADJUSTMENT
NOTICE OF PUBLIC HEARING**

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

**To be held on Wednesday, May 3, 2017 starting at 1:00 pm
Ben Franklin Place, The Chamber, Main Floor, 101 Centrepointe Drive**

File Nos.: D08-02-17/A-00081 & D08-02-17/A-00082
Owner(s): JLG Developments Inc. & J&M Investments Ont. Inc.
Location: 341 (343) Tweedsmuir Avenue
Ward: 15- Kitchissippi
Legal Description: Lot 16 & Part of Lot 17, Registered Plan 263
Zoning: R4G
Zoning By-law: 2008-250

PURPOSE OF THE APPLICATIONS:

The Owners have filed Consent Applications (D08-01-17/B-00077 & D08-01-17/B-00078) which, if approved, will have the effect of creating two separate parcels of land. It is proposed to demolish the existing dwelling and construct two three storey three unit dwellings, 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-00081: 341 Tweedsmuir Avenue, Parts 1 & 2 on Draft 4R Plan – proposed three unit dwelling

- a) To permit a reduced lot width of 10.16 metres, whereas the By-law requires a minimum lot width of 12.0 metres
- b) To permit a reduced lot area of 331.8 square metres, whereas the By-law requires a minimum lot area of 360 square metres.

A-00082: 343 Tweedsmuir Avenue, Parts 3 & 4 on Draft 4R Plan – proposed three unit dwelling

- c) To permit a reduced lot width of 10.16 metres, whereas the By-law requires a minimum lot width of 12.0 metres
- d) To permit a reduced lot area of 331.9 square metres, whereas the By-law requires a minimum lot area of 360 square metres.

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