

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

To be held on Wednesday, August 2, 2017, starting at 6:30 p.m.
Ben Franklin Place, The Chamber, Main Floor, 101 Centrepointe Drive

File No.: D08-02-17/A-00184
Owner(s): Adam Roseneck
Location: 14 St. Claire Avenue
Ward: 8 - College
Legal Description: Lots 1602, 1603, 1604, 1605, 1606, 1607 and Part of Lots 1601 and 1608 and Part of Lane (Closed by Judge's Order Inst. NS150813), Reg. Plan 375
Zoning: R1FF[632}
Zoning By-law: 2008-250

PURPOSE OF THE APPLICATION:

The Owner has filed Consent Application D08-01-17/B-00198 which, if approved will have the effect of creating two separate parcels of land. The parcel containing the existing dwelling will not be in conformity with the requirements of the Zoning By-law, 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 17.61 metres whereas the By-law requires a minimum lot width of 19.5 metres.
- b) To permit a reduced lot area of 508.6 square metres whereas the by-law requires a minimum lot area of 600 square metres.

THE APPLICATION indicates that the Property is the subject of a related current Consent Application as noted above under the *Planning Act*.