

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-00186
Owner(s): Caruso Quality Homes Ltd
(Under Agreement of Purchase and Sale)
Location: (16A) 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
Zoning By-law: 2008-250

PURPOSE OF THE APPLICATION:

The Owners of 14 St. Claire Avenue and 16 St. Claire Avenue have filed Consent Applications D08-01-17/B-00198 and D08-01-17/B-00199 respectively in order to convey portions of their properties to create a new residential lot which, if approved, will not be in conformity with the requirements of the Zoning By-law. It is proposed to construct a new two-storey detached dwelling on the newly created parcel, as shown on plans filed with the Committee. The two existing sheds are to be demolished.

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 15.24 metres whereas the By-law requires a minimum lot width of 19.5 metres,
- b) To permit a reduced lot area of 440.3 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 related current Consent and Minor Variance Applications under the *Planning Act*.