

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

**To be held on Wednesday, August 2, 2017, starting at 1:00 p.m.**  
**Ben Franklin Place, The Chamber, Main Floor, 101 Centrepointe Drive**

**File No.:** D08-02-17/A-00168  
**Owner(s):** Rob & Natalie Mariani  
**Location:** 299, (297) Ashton Avenue  
**Ward:** 15 - Kitchissippi  
**Legal Description:** Part Lot 23, Reg. Plan 184, Part 2, Plan 5R-11217  
**Zoning:** R4G  
**Zoning By-law:** 2008-250

**PURPOSE OF THE APPLICATION:**

The Owners want to demolish the existing dwelling and construct a three-storey semi-detached dwelling, as shown on plans filed with the Committee. The proposed westerly unit (299 Ashton Avenue) will consist of three storeys, while the easterly unit (297 Ashton Avenue) will be two storeys in height and will wrap around the westerly unit on two sides.

**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 9.0 metres, whereas the By-law requires a minimum lot width of 10 metres.
- b) To permit a reduced lot area of 293.1 square metres, whereas the By-law requires a minimum lot area of 360 square metres.
- c) To permit a reduced easterly interior side yard setback of 0.6 metres, whereas the By-law requires a minimum interior side yard setback of 1.2 metres.
- d) To permit a reduced rear yard area of 23% of the lot area (67.7 square metres), whereas the By-law requires a minimum rear yard area of 25% of the lot area which, in this case, is 73.2 square metres.
- e) To permit an increase in building height to 10.1 metres (for 299 Ashton Avenue), whereas the By-law permits a maximum building height of 8.0 metres for a semi-detached dwelling.
- f) To permit a reduced area of 34.6 square metres for the habitable living space on the first floor for the front dwelling unit (299 Ashton Avenue), whereas the By-law requires a minimum of 40 square metres of habitable living space on the first floor of each dwelling unit.

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