

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

To be held on Wednesday, December 6, 2017 starting at 1:00 pm
Ben Franklin Place, The Chamber, Main Floor, 101 Centrepointe Drive

File Nos.: D08-02-17/A-00314 & D08-02-17/A-00315
Owner(s): Alex Hay
Location: 146, (144) Northwestern Avenue
Ward: 15 - Kitchissippi
Legal Description: Part Lot 14, Reg. Plan 331
Zoning: R2D [2159]
Zoning By-law: 2008-250

PURPOSE OF THE APPLICATIONS:

The Owner has filed Consent Applications (D08-01-17/B-00381 & D08-01-17/B-00382) 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-storey, semi-detached dwelling, 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-00314: 144 Northwestern Ave., Part 1 on Draft 4R Plan – one of the proposed semi-detached dwelling units:

- a) To permit a reduced lot width of 7.6 metres, whereas the By-law requires a minimum lot width of 9.0 metres.

A-00315: 146 Northwestern Ave., Part 2 on Draft 4R Plan – one of the proposed semi-detached dwelling units:

- b) To permit a reduced lot width of 7.6 metres, whereas the By-law requires a minimum lot width of 9.0 metres.

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