

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

To be held on Wednesday, January 17, 2018, starting at 1:00 p.m.
Ben Franklin Place, The Chamber, Main Floor, 101 Centrepointe Drive

File No.: D08-02-17/A-00320
Owner(s): 10207357 Canada Inc. (Under Agreement of Purchase & Sale)
Location: 446 Tweedsmuir Avenue, (255) Wesley Avenue
Ward: 15 - Kitchissippi
Legal Description: Lot 40, Reg. Plan 272
Zoning: R3R
Zoning By-law: 2008-250

PURPOSE OF THE APPLICATION:

The Owner wants to demolish the existing dwelling and to construct a two-storey semi-detached dwelling, 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 front yard setback of 4.7 metres (Tweedsmuir Avenue), whereas the By-law states that the minimum required front yard setback and corner side yard setback is the existing front yard setback of each abutting residential lot whose principal entranceway is located along the corresponding street frontage of the affected lot which, in this case, is 6.3 metres.
- b) To permit a reduced corner side yard setback of 2.9 metres (Wesley Avenue), whereas the By-law states that the minimum required front yard setback and corner side yard setback is the existing front yard setback of each abutting residential lot whose principal entranceway is located along the corresponding street frontage of the affected lot which, in this case, is 4.7 metres.

It should be noted that, for By-law purposes, the frontage on Tweedsmuir Avenue is deemed to be the front lot line for this property.

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