

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

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

File Nos.: D08-02-17/A-00325 & D08-02-17/A-00326
Owner(s): Falsetto Homes Inc.
Location: 348 and (350) Winona Avenue
Ward: 15 - Kitchissippi
Legal Description: Part of Lot 22, Reg. Plan 37
Zoning: R4G
Zoning By-law: 2008-250

PURPOSE OF THE APPLICATIONS:

The Owner has filed Applications for Consent (D08-01-17/B-00395 & D08-01-17/B-00396) which, if approved, will have the effect of creating two parcels of land. It is proposed to demolish the existing three-storey, three-unit dwelling and to construct two three-storey, three-unit dwellings, with one three-unit dwelling on each of the proposed parcels, 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-00325: 350 Winona Avenue, Parts 1 & 2 on Draft 4R-Plan, proposed three-unit dwelling

- a) To permit a reduced lot width of 9.14 metres, whereas the By-law requires a minimum lot width of 12 metres.
- b) To permit a reduced lot area of 272.6 square metres, whereas the By-law requires a minimum lot area of 360 square metres.

A-00326: 348 Winona Avenue, Parts 3 & 4 on Draft 4R-Plan, proposed three-unit dwelling

- c) To permit a reduced lot width of 9.14 metres, whereas the By-law requires a minimum lot width of 12 metres.
- d) To permit a reduced lot area of 272.5 square metres, whereas the By-law requires a minimum lot area of 360 square metres.

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