

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

To be held on Wednesday, February 7, 2018 starting at 1:00 p.m.
Ben Franklin Place, The Chamber, Main Floor, 101 Centrepointe Drive

File No.: D08-02-17/A-00336
Owner(s): 85-93 Melrose Apartments Inc. (Under Agreement of Purchase & Sale)
Location: 85, (85 A, 85 B, 85 C & 85 D) Melrose Avenue
Ward: 15 - Kitchissippi
Legal Description: Lot 2174, Reg. Plan 201
Zoning: R4H
Zoning By-law: 2008-250

PURPOSE OF THE APPLICATION:

The Owner wants to demolish the existing dwelling and garage and construct a three-storey, long semi-detached dwelling, with two secondary dwelling units, 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 lot area of 257 square metres, whereas the By-law requires a minimum lot area of 270 square metres.
- b) To permit a reduced northerly side yard setback of 0.6 metres, whereas the By-law requires a minimum side yard setback of 1.2 metres.

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