

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

**To be held on Wednesday, March 21, 2018, starting 1:00 p.m.**  
**Ben Franklin Place, The Chamber, Main Floor, 101 Centrepointe Drive**

**File Nos.:** D08-02-18/A-00041, D08-02-18/A-00042  
**Owner(s):** Nuria Rodriguez  
**Location:** 155 (153) Northwestern Avenue  
**Ward:** 15-Kitchissippi  
**Legal Description:** Part of Lot 40, Reg. Plan No. 331  
**Zoning:** R2D[2159]  
**Zoning By-law:** 2008-250

**PURPOSE OF THE APPLICATIONS:**

The Owner has filed Consent Applications (D08-01-18/B-00041, D08-01-18/B-00042) which, if approved, will have the effect of creating two parcels of land for the construction of a semi-detached dwelling, which will not be in conformity with the Zoning By-law.

**RELIEF REQUIRED:**

In order to proceed, the Owners require the Authority of the Committee for Minor Variances as follows:

D08-02-18/A-00041: 153 Northwestern Avenue (Part 1 – existing dwelling straddling the proposed lot line and shed to be demolished):

- a) To permit a reduced lot width of 7.6 metres whereas the By-law requires a minimum lot width of 9 metres.

D08-02-18/A-00042: 155 Northwestern Avenue (Part 2 – existing dwelling straddling the proposed lot line to be demolished)

- b) To permit a reduced lot width of 7.6 metres whereas the By-law requires a minimum lot width of 9 metres.

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