

**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-00047 & D08-02-18/A-00048  
**Owner(s):** Kenwood Homes Ltd.  
**Location:** 66, 68 Bayswater Avenue  
**Ward:** 15 - Kitchissippi  
**Legal Description:** Lot 9 in Block Q (West Bayswater Avenue), Reg. Plan 73  
**Zoning:** R4H  
**Zoning By-law:** 2008-250

**PURPOSE OF THE APPLICATIONS:**

In 2017, the Committee granted Consent Applications (D08-01-17/B-00295 and D08-01-17/B-00296) and Minor Variance Applications (D08-02-17/A-00264 & D08-02-17/A-00265) pertaining to re-development of this property. During a building permit review, it was discovered that the common wall (party wall) was not in conformity with the requirements of the Zoning By-law, 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-00047: 66 Bayswater Avenue, Part 1 on the plan filed with the applications, proposed long semi-detached dwelling. (Units A & B)

- a) To permit a reduced minimum depth of a vertical common wall to 3.7 metres whereas the By-law requires that a semi-detached dwelling must have a vertical common wall of 5 metres or more in depth.

A-00048: 68 Bayswater Avenue, Part 2 on the plan filed with the applications, proposed long semi-detached dwelling. (Units A & B)

- b) To permit a reduced minimum depth of a vertical common wall to 3.7 metres whereas the By-law requires that a semi-detached dwelling must have a vertical common wall of 5 metres or more in depth.

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