

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

**To be held on Wednesday, April 18, 2018, starting 1:00 p.m.**  
**Ben Franklin Place, The Chamber, Main Floor, 101 Centrepointe Drive**

**File Nos.:** D08-02-18/A-00090, D08-02-18/A-00091  
**Owner(s):** Ali Tohidi  
**Location:** 18 (20) Gould Street  
**Ward:** 15-Kitchissippi  
**Legal Description:** Lot 19, Reg. Plan No. 145  
**Zoning:** R1MM  
**Zoning By-law:** 2008-250

**PURPOSE OF THE APPLICATIONS:**

The Owner has filed Consent Applications (D08-01-18/B-00088 to D08-01-18/B-00089) which, if approved will have the effect of creating two new parcels of land for the construction of two detached dwellings, which will not be in conformity with the Zoning By-law. The existing detached dwelling that straddles the new lot line will be demolished.

**RELIEF REQUIRED:**

In order to proceed, the Owner requires the Authority of the Committee for Minor Variances from the Zoning By-law as follows:

D08-02-18/A-00090:

- a) To permit a reduced lot width of 7.6 metres, whereas the By-law requires a minimum lot width of 15.0 metres.
- b) To permit a reduced lot area of 231.9 square metres, whereas the By-law requires a minimum lot area of 180 square metres.
- c) To permit a reduced easterly side yard setback of 0.6 metres, whereas the By-law requires a minimum side yard setback of 1.2 metres.

D08-02-18/A-00091:

- d) To permit a reduced lot width of 7.6 metres, whereas the By-law requires a minimum lot width of 15.0 metres.
- e) To permit a reduced lot area of 231.8 square metres, whereas the By-law requires a minimum lot area of 180 square metres.
- f) To permit a reduced easterly side yard setback of 0.6 metres, whereas the By-law requires a minimum side yard setback of 1.2 metres.

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