

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

To be held on Wednesday, April 18, 2018, starting at 6:30 p.m.
Ben Franklin Place, The Chamber, Main Floor, 101 Centrepointe Drive

File Nos.: D08-02-18/A-00099 & D08-02-18/A-00100
Owner(s): Matthew MacDonald
Location: (57), 59 de la Côte des Neiges Road
Ward: 8 - College
Legal Description: Lots 1173, 1174, 1175 and 1176, Reg. Plan 375
Zoning: R1FF[632]
Zoning By-law: 2008-250

PURPOSE OF THE APPLICATIONS:

The Owner wants to construct two identical, two-storey detached dwellings as shown on plans filed with the Committee. The existing dwelling and detached garage are to be demolished. As noted in the legal description, the property consists of four full lots on a Plan of Subdivision. The Authority of the Committee is required to facilitate the construction of the two proposed dwellings.

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-00099: 59 de la Côte des Neiges Road, (Lots 1175 & 1176), on Reg. Plan 375, proposed detached dwelling

- a) To permit a reduced lot width of 15.22 whereas the By-law requires a minimum lot width of 19.5 metres.
- b) To permit a reduced lot area of 440.8 square metres whereas the By-law requires a minimum lot area of 600 square metres.

A-00100: 57 de la Côte des Neiges Road, (Lots 1173 & 1174), on Reg. Plan 375, proposed detached dwelling

- c) To permit a reduced lot width of 15.22 metres whereas the By-law requires a minimum lot width of 19.5 metres.
- d) To permit a reduced lot area of 440.8 square metres whereas the By-law requires a minimum lot area of 600 square metres.

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