

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

To be held on Wednesday, July 4, 2018, starting 1:00 p.m.
Ben Franklin Place, The Chamber, Main Floor, 101 Centrepointe Drive

File Nos.: D08-02-18/A-00195 & D08-02-18/A-00196
Owner(s): Daniel Barona
Location: 278, (276) Iona Street
Ward: 15 - Kitchissippi
Legal Description: Lot 10, Reg. Plan 364
Zoning: R3R
Zoning By-law: 2008-250

PURPOSE OF THE APPLICATIONS:

The Owner has filed Consent Applications (D08-01-18/B-00206 & D08-01-18/B-00207) which, if approved, will have the effect of creating two separate parcels of land. The existing dwelling is to be demolished and it is proposed to construct a two-storey semi-detached dwelling, with one dwelling on each newly created parcel, as shown on plans filed with the Committee. The proposed semi-detached dwelling will not be in conformity with the requirements of the Zoning By-law.

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-00195: 276 Iona St., Part 2 on the Draft 4R-Plan – proposed semi-detached dwelling

- a) To permit a reduced rear yard setback of 20.6% of the lot depth or 6.66 metres, whereas the By-law requires a minimum rear yard setback of 25% of the lot depth which, in this case, equals 8.70 metres.
- b) To permit a reduced rear yard area of 20.6% of the lot area or 27.95 square metres, whereas the By-law requires a minimum rear yard area of 25% of the lot area which, in this case, equals 33.8 square metres.

A-00196: 278 Iona St., Part 1 on the Draft 4R-Plan – proposed semi-detached dwelling

- c) To permit a reduced rear yard setback of 19.3% of the lot depth or 6.06 metres, whereas the By-law requires a minimum rear yard setback of 25% of the lot depth which, in this case, equals 8.70 metres.
- d) To permit a reduced rear yard area of 24.3% of the lot area or 25.38 square metres, whereas the By-law requires a minimum rear yard area of 25% of the lot area which, in this case, equals 26.05 square metres.

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