

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

To be held on Wednesday, October 17, 2018, starting at 1:00 p.m.
Ben Franklin Place, The Chamber, Main Floor, 101 Centrepointe Drive

File Nos.: D08-02-18/A-00328 & D08-02-18/A-00329
Owner(s): Susan Calupe
Location: 266, (268) Currell Avenue
Ward: 15-Kitchissippi
Legal Description: Lot 15 Reg Plan 282
Zoning: R4B
Zoning By-law: 2008-250

PURPOSE OF THE APPLICATIONS:

The Owner has filed Consent Applications (D08-01-18/B-00342 & D08-01-18/B-00343) which, if approved, will have the effect of creating two separate parcels of land. It is proposed to demolish the existing dwelling and to construct a two storey semi-detached dwelling on the parcels, as shown on plans filed with the Committee. The proposed parcels of land 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-00328: 268 Currell Ave., Part 1 on Draft 4R Plan – proposed semi-detached dwelling:

- a) To permit a reduced lot width of 7.62 metres, whereas the By-law requires a minimum lot width of 9.0 metres.
- b) To permit a reduced lot area of 233.4 square metres, whereas the By-law requires a minimum lot area of 270 square metres.

A-00329: 266 Currell Ave., Part 2 on Draft 4R Plan – proposed semi-detached dwelling:

- c) To permit a reduced lot width of 7.62 metres, whereas the By-law requires a minimum lot width of 9.0 metres.
- d) To permit a reduced lot area of 234.5 square metres, whereas the By-law requires a minimum lot area of 270 square metres.

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