

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

To be held on Wednesday, November 21, 2018, starting 1:00 p.m.
Ben Franklin Place, The Chamber, Main Floor, 101 CentrepoinTE Drive

File Nos.: D08-02-18/A-00359 & D08-02-18/A-00360
Owner(s): Golchehr MonjazeB, Peyman Parvaneh, Maryam Mirsepassi and Kazem Ziaie
Location: 266 (264) Royal Avenue
Ward: 15-Kitchissippi
Legal Description: Lot 283 Reg Plan M-28
Zoning: R3E
Zoning By-law: 2008-250

PURPOSE OF THE APPLICATIONS:

The Owners have filed a Consent Applications (D08-01-18/B-00371 & D08-01-18/B-00372) which, if approved, will have the effect of creating two separate parcels of land. The existing detached dwelling is to be demolished and it is proposed to construct a semi-detached dwelling, as shown on plans filed with the Committee.

RELIEF REQUIRED:

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

A-00359: 264 Royal Avenue Part 1 on Draft 4R Plan – one-half of a proposed semi-detached dwelling

Under By-law 2008-250

- a) To permit a reduced lot width of 7.615 metres, whereas the By-law requires a minimum lot width of 9 metres.
- b) To permit a reduced lot area of 231.9 square metres, whereas the By-law requires a minimum lot area of 270 square metres.

A-00360: 266 Royal Avenue Part 2 on Draft 4R Plan – one-half of a proposed semi-detached dwelling

Under By-law 2008-250

- a) To permit a reduced lot width of 7.61 metres, whereas the By-law requires a minimum lot width of 9 metres.

- b) To permit a reduced lot area of 231.8 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 mentioned Consent Applications under the *Planning Act*.