

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

**To be held on Wednesday, January 16, 2019 starting at 1:00 p.m.**  
**Ben Franklin Place, The Chamber, Main Floor, 101 Centrepointe Drive**

**File No.:** D08-02-18/A-00402  
**Owner(s):** Urbanworx Developments Ltd.  
**Location:** 274 Iona Street, (516) Kirkwood Avenue  
**Ward:** 15 - Kitchissippi  
**Legal Description:** Part Lot 9, Reg. Plan 364  
**Zoning:** R3R  
**Zoning By-law:** 2008-250

**PURPOSE OF THE APPLICATION:**

The Owner has filed Consent Applications (D08-01-18/B-00404 & D08-01-18/B-00405), which, if approved, will have the effect of creating two separate parcels of land. The Owner wants to demolish the existing dwelling and construct a two-storey long semi-detached dwelling, with one dwelling unit on each of the newly created parcels. The proposed development on the parcels will not be in conformity with the requirements of the Zoning By-law.

It should be noted that the site is to be reviewed as “one lot” for the purposes of applying zoning provisions and regulations.

**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) To permit a reduced front yard setback of 4.89 metres (Iona Street), whereas the By-law states that the minimum required yard setback for a yard abutting a street must be, on a corner lot, where more than one dwelling unit is proposed and where one or more units will face one frontage, while one or more units will face the other frontage, the existing front yard setback of each abutting residential lot whose principal entranceway faces the corresponding street frontage of the affected lot, which in this case is 5.49 metres, but in no case does the yard abutting the street need to exceed a setback of 6.0 metres.
- b) To permit a reduced westerly interior side yard setback of 0.73 metres, whereas the By-law states that where the interior side yard abuts an interior side yard on the abutting lot, it must be a minimum of 1.2 metres.
- c) To permit a reduced corner side yard setback of 2.1 metres (Kirkwood Avenue), whereas the By-law states that the minimum required yard setback for a yard abutting a street must be, on a corner lot, where more than one dwelling unit is proposed and where one or more units will face one frontage, while one or more

units will face the other frontage, the existing front yard setback of each abutting residential lot whose principal entranceway faces the corresponding street frontage of the affected lot which, in this case, is 7.68 metres, but in no case does the yard abutting the street need to exceed a setback of 6.0 metres.

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