

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

**To be held on Wednesday, February 6, 2019, starting 1:00 p.m.**  
**Ben Franklin Place, The Chamber, Main Floor, 101 Centrepointe Drive**

**File Nos.:** D08-02-18/A-00445 and D08-02-18/A-00446  
**Owner(s):** 10947342 Canada Inc.  
**Location:** 121 (123) (125) Carruthers Avenue  
**Ward:** 15 - Kitchissippi  
**Legal Description:** Lot 16, Registered Plan 35  
**Zoning:** R4S  
**Zoning By-law:** 2008-250

**PURPOSE OF THE APPLICATIONS:**

The Owner has filed Consent Applications (D08-01-16/B-00461 and D08-01-18/B-00462), which if approved, will have the effect of creating two separate parcels of land. The proposed parcels and dwellings, both existing and proposed, will not be in conformity with the requirements of the Zoning By-law as shown on plans filed with the Committee.

**RELIEF REQUIRED:**

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

Application (D08-02-18/A-00445) 121 Carruthers Avenue (existing dwelling)

- a) To permit a reduced lot width of 8.15 metres, whereas the By-law requires a minimum lot width of 9.0 metres.
- b) To permit a reduced lot area of 245.8 square metres, whereas the By-law requires a minimum lot area of 270 square metres.
- c) To permit a reduced southerly interior side yard setback of 0.4 metres, whereas the By-law requires an interior side yard setback of 1.2 metres.
- d) To permit a projection (canopy) to project 0.07 metres from the southerly interior side yard lot line whereas the By-law states that canopies may not be closer than 0.6 metres from the interior side yard lot line.
- e) To permit the existing south eave projection to be 0.0 metres from the southerly interior side yard lot line, whereas the By-law requires an eave projection no closer than 0.3 metres to a lot line.

Application (D08-02-18/A-00446) 123 and 125 Carruthers Avenue (proposed 3-storey long semi-detached dwelling)

Unit 1:

- f) To permit a reduced lot width of 7.14 metres, whereas the By-law requires a minimum lot width of 10.0 metres.
- g) To permit a reduced front yard setback of 1.95 metres, whereas the By-law requires a minimum front yard setback of 2.35 metres.
- h) To permit a reduced northerly interior side yard setback of 0.84 metres, whereas the By-law requires an interior side yard setback of 1.2 metres.
- i) To permit a reduced southerly interior side yard setback of 0.65 metres for a portion of the south wall, whereas the By-law requires an interior side yard setback of 1.2 metres.
- j) To permit an increased building height of 10.3 metres whereas the By-law permits a maximum building height of 10 metres.

Unit 2:

- k) To permit a reduced lot width of 7.14 metres, whereas the By-law requires a minimum lot width of 10.0 metres.
- l) To permit a reduced rear yard setback of 7.82 metres, whereas the By-law requires a minimum front yard setback of 8.2 metres.
- m) To permit a reduced northerly interior side yard setback of 0.84 metres, whereas the By-law requires an interior side yard setback of 1.2 metres.
- n) To permit a reduced southerly interior side yard setback of 0.65 metres for a portion of the south wall, whereas the By-law requires an interior side yard setback of 1.2 metres.
- o) To permit a non-accessory use for a proposed parking space to be located on Part 6 for the benefit of Part 3, whereas the By-law requires that an accessory use is permitted in any zone only when it is on the same lot as the principal use to which it is accessory and exists to aid the principal use.
- p) To permit an increased building height of 10.3 metres whereas the By-law permits a maximum building height of 10 metres.

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