

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

To be held on Wednesday, September 18, 2019, starting 1:00 p.m.
Ben Franklin Place, The Chamber, Main Floor, 101 Centrepointe Drive

File Nos.: D08-02-19/A-00263 & D08-02-19/A-00264
Owner(s): Sam Falsetto
Location: 227, (229) Royal Avenue
Ward: 15 - Kitchissippi
Legal Description: Lot 324, Registered Plan 4M-28
Zoning: R3E
Zoning By-law: 2008-250

PURPOSE OF THE APPLICATIONS:

The Owner has filed Consent Applications D08-01-19/B-00264 & D08-01-19/B-00265, which if approved, will have the effect of creating two separate parcels of land. Both parcels as well as the proposed development on the parcels will not be in conformity with the requirements of the Zoning By-law. The Owner wants to demolish his existing dwelling and to construct a new two-storey semi-detached dwelling with one dwelling unit on each of the newly created parcels, 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:

A-00263: 227 Royal Avenue, Parts 1 & 3 on the Draft 4R-Plan filed with the applications, one unit.

- a) To permit a reduced lot width of 7.6 metres, whereas the By-law requires a minimum lot width of 9 metres.
- b) To permit a reduced lot area of 232.2 square metres, whereas the By-law requires a minimum lot area of 270 square metres.
- c) To permit an open stairway, above the floor level of the first floor, to project 4.6 metres into the required rear yard, whereas the By-law permits open stairways to project 1.5 metres, but no closer than 1 metre to a lot line.

A-00264: 229 Royal Avenue, Parts 2 & 4 on the plan filed with the applications, one unit.

- d) To permit a reduced lot width of 7.6 metres, whereas the By-law requires a minimum lot width of 9 metres.
- e) To permit a reduced lot area of 232.2 square metres, whereas the By-law requires a minimum lot area of 270 square metres.

- f) To permit an open stairway, above the floor level of the first floor, to project 4.6 metres into the required rear yard, whereas the By-law permits open stairways to project 1.5 metres, but no closer than 1 metre to a lot line.

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