

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

To be held on Wednesday, November 20, 2019 starting at 1:00 p.m.
Ben Franklin Place, The Chamber, Main Floor, 101 Centrepointe Drive

File No.: D08-02-19/A-00304
Owner(s): 6176381 Canada Inc.
Location: 149 Willow Street
Ward: 14 - Somerset
Legal Description: Part of Lot 14, Plan No. 62
Zoning: R4H
Zoning By-law: 2008-250

PURPOSE OF THE APPLICATION:

The Owner wants to demolish the existing single detached dwelling and detached garage in order to construct a new 3 ½-storey, three unit detached dwelling, 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) To permit a reduced lot width of 7.62 metres, whereas the By-law requires a minimum lot width of 12.0 metres.
- b) To permit a reduced lot area of 249.4 square metres, whereas the By-law requires a minimum lot area of 360 square metres.
- c) To permit a reduced amenity area of 28 square metres, whereas the By-law requires a minimum amenity area of 45 square metres.

THE APPLICATION indicates that the Property is not the subject of any other current application under the *Planning Act*.