

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

**To be held on Wednesday, March 4, 2020, starting 1:00 p.m.**  
**Ben Franklin Place, The Chamber, Main Floor, 101 Centrepointe Drive**

**File Nos.:** D08-02-20/A-00030 & D08-02-20/A-00031  
**Owner(s):** Ferrier Properties Inc.  
**Location:** 273, (271) Duncairn Avenue  
**Ward:** 15 - Kitchissippi  
**Legal Description:** Lot 12, Part Lot 13, Reg. Plan 356  
**Zoning:** R3S  
**Zoning By-law:** 2008-250

**PURPOSE OF THE APPLICATIONS:**

The Owner has filed Applications for Consent (D08-01-20/B-00036 & D08-01-20/B-00037) which, if approved, will have the effect of creating two separate parcels of land. It is proposed to demolish the existing detached dwelling and to construct two, three-storey three-unit dwellings, with one dwelling on each of the newly created parcels of land. Both of the proposed parcels of land will not be in conformity with the requirements of the Zoning By-law.

**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-00030: 273 Duncairn Ave., Parts 1 & 2 on the Draft 4R-Plan, proposed three-unit dwelling

- a) To permit a reduced lot width of 9.69 metres, whereas the By-law requires a minimum lot width of 12 metres.
- b) To permit a reduced lot area of 281.5 square metres, whereas the By-law requires a minimum lot area of 360 square metres.

A-00031: 271 Duncairn Ave., Parts 3 & 4 on the Draft 4R-Plan, proposed three-unit dwelling

- c) To permit a reduced lot width of 9.67 metres, whereas the By-law requires a minimum lot width of 12 metres.
- d) To permit a reduced lot area of 281 square metres, whereas the By-law requires a minimum lot area of 360 square metres.

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