

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

**To be held on Wednesday, February 17, 2016, starting at 9:00 a.m.
Ben Franklin Place, The Chamber, Main Floor, 101 Centrepointe Drive**

File No.: D08-02-15/A-00422 to D08-02-15/A-00424
Owner(s): Sarah Sinclair
Location: 12A, 12B & 12C Meadowland Drive
Ward: 6 - Stittsville
Legal Description: Lot 46 Registered Plan 635
Zoning: R1D
Zoning By-law: 2008-250

PURPOSE OF THE APPLICATION:

The Owner has filed Consent Applications (D08-01-15/B-00489 & D08-01-15/B-00490) which, if approved, will have the effect of creating three separate parcels of land. It is proposed to demolish the existing dwelling and sheds in order to construct three, one-storey detached dwellings, with one on each of the parcels, as shown on plans filed with the Committee. The proposed parcels 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-00423: 12C Meadowland Drive, Part 1 on Draft 4R Plan

- a) To permit a reduced lot width of 18.19 metres whereas the By-law requires a minimum lot width of 20 metres.
- b) To permit a reduced lot area of 547.5 square metres whereas the By-law requires a minimum lot area of 600 square metres.

A-00422: 12B Meadowland Drive, Part 2 on Draft 4R Plan

- c) To permit a reduced lot width of 15.15 metres whereas the By-law requires a minimum lot width is 20 metres.
- d) To permit a reduced lot area of 461.5 square metres whereas the By-law requires a minimum lot area is 600 square metres.

A-00424: 12A Meadowland Drive, Part 3 on Draft 4R Plan

- e) To permit a reduced lot width of 15.25 metres whereas the By-law requires a minimum lot width is 20 metres.
- f) To permit a reduced lot area of 464.5 square metres whereas the By-law requires a minimum lot area is 600 square metres.

It should be noted that, for By-law purposes, the frontage on Meadowland Drive is deemed to be the front lot line for this property.

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