

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

To be held on Wednesday, November 15, 2017, starting at 1:00 p.m.
Ben Franklin Place, The Chamber, Main Floor, 101 Centrepointe Drive

File No.: D08-02-17/A-00283
Owner(s): Sarah Kirwan
Location: 485 Mcleod Street
Ward: 14 - Somerset
Legal Description: Part of Lot 30, Reg. Plan 30
Zoning: R4S [478]
Zoning By-law: 2008-250

PURPOSE OF THE APPLICATION:

The Owner is currently renovating the existing three-storey, duplex dwelling located on this property. As part of the renovations it is proposed to convert the third storey (attic space) into a new residential unit, resulting in a three-unit dwelling, as shown on plans filed with the Committee. The parcel of land will not be in conformity with 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) To permit a reduced lot width of 10.10 metres, whereas the By-law requires a minimum lot width of 12.0 metres.
- b) To permit a reduced lot area of 305.7 square metres, whereas the By-law requires a minimum lot area of 360 square metres.

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