

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

To be held on Wednesday, December 6, 2017, starting at 1:00 p.m.
Ben Franklin Place, The Chamber, Main Floor, 101 Centrepointe Drive

File No.: D08-02-17/A-00318
Owner(s): Stephanie Mirian and Samuel Goncalves
Location: 99 and (99 B) Queen Mary Street
Ward: 13 - Rideau-Rockcliffe
Legal Description: Part Lot 84 and 85, Reg. Plan 341; Part 3, Reg. Plan 4R26796
Zoning: R3M
Zoning By-law: 2008-250

PURPOSE OF THE APPLICATION:

At its Hearing of July 4, 2012, the Committee granted a Minor Variance Application (D08-02-12/A-00198) for reduced lot area, easterly corner side yard and front yard setbacks, as well as an increased building height, pertaining to the proposed construction of a three-storey detached dwelling with a detached garage.

An additional minor variance application has now been identified for lot width, as the Owners want to add a secondary dwelling unit.

RELIEF REQUIRED:

In order to proceed, the Owners require the Authority of the Committee for a Minor Variance from the Zoning By-law, Section 133, which states that “a secondary dwelling unit is not permitted on a lot that is legally non-complying with respect to lot width...”. The request is to permit a reduced lot width of 9.75 metres, whereas the By-law requires a minimum lot width of 12.0 metres.

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