

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

To be held on Wednesday, May 16, 2018, starting at 1:00 p.m.
Ben Franklin Place, The Chamber, Main Floor, 101 Centrepointe Drive

File No.: D08-02-18/A-00125
Owner(s): Darren Doyle and Katie Loftus
Location: 369 Lanark Avenue
Ward: 15 - Kitchissippi
Legal Description: Part of Lots 255, 256 & 285, Reg. Plan M-28
Zoning: R3E
Zoning By-law: 2008-250

PURPOSE OF THE APPLICATION:

In 2017, The Committee refused a Minor Variance Application (D08-02-17/A-00176) pertaining to the development of this property. The Owners have since revised their plans and now want to renovate and add to their existing dwelling as shown on plans filed with the Committee. The application indicates that a building permit has been issued for the following renovations and additions.

- The addition of a second floor over the existing dwelling.
- The construction of a new carport on the east side of the dwelling
- The construction a new two-storey addition at the rear of the existing dwelling.

The Owners now want to construct a secondary dwelling unit within the new building envelope that will occupy 48.5 square metres on the ground floor and 25.7 square metres on the second floor, or 30% of the building envelope

RELIEF REQUIRED:

In order to proceed, the Owners require the Authority of the Committee for a Minor Variance from the Zoning By-law to permit a secondary dwelling unit to be located on a lot that is legally non-complying with respect to lot width (11.96 metres) and lot area (335 square metres), whereas the By-law requires a minimum lot width of 15 metres and a lot area of 450 square metres.

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