

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

To be held on Wednesday, November 21, 2018 starting at 1:00 p.m.
Ben Franklin Place, The Chamber, Main Floor, 101 Centrepointe Drive

File No.: D08-02-18/A-00372
Owner(s): Paula Fedeski-Koundakjian and Vicken Koundakjian
Location: 3 Wendover Avenue
Ward: 17 - Capital
Legal Description: Lot 45A, Registered Plan M-37
Zoning: R2R
Zoning By-law: 2008-250

PURPOSE OF THE APPLICATION:

At its Hearing of June 20, 2018, the Committee granted a Minor Variance Application (D08-02-18/A-00189) for reduced rear yard setback and rear yard area pertaining to the proposed construction of new one-storey addition at the rear of the dwelling.

The Owners are now proposing to construct a secondary dwelling unit in the basement of the detached dwelling, as shown on plans filed with the Committee.

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 reduced lot area of 234.6 square metres, whereas the By-law requires that a secondary dwelling unit is not permitted on a lot that is legally non-complying with respect to lot area, in this case the required minimum lot area is 270 square metres.

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