

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

To be held on Wednesday, January 16, 2019 starting at 6:30 p.m.
Ben Franklin Place, The Chamber, Main Floor, 101 Centrepointe Drive

File No.: D08-02-18/A-00279
Owner(s): Nima Hamedani
Location: 1081 Cloverlawn Court
Ward: 11 - Beacon Hill-Cyrville
Legal Description: Part Lot 633, Reg. Plan 831
Zoning: R2N
Zoning By-law: 2008-250

PURPOSE OF THE APPLICATION:

The Owner of this two-storey semi-detached dwelling wants to construct a secondary dwelling unit, to be located both in the basement and above grade, as shown on plans filed with the Committee.

RELIEF REQUIRED:

In order to proceed, the Owner requires the Authority of the Committee for a Minor Variance from the Zoning By-law to permit a secondary dwelling unit to have an increased area of 55% of the total gross floor area of the dwelling unit (147 square metres), whereas the By-law states that a secondary dwelling unit must not be greater in size than 40% of the total gross floor area of its principal dwelling unit (including the area of the basement) which, in this case, is 106.4 square metres.

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