

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

To be held on Wednesday, January 16, 2019, starting 9:00 a.m.
Ben Franklin Place, The Chamber, Main Floor, 101 Centrepointe Drive

File Nos.: D08-02-18/A-00404 to D08-02-18/A-00406
Owner(s): PBC Sweetnam Holdings Inc.
Location: 39 (39A) & 41 Cloverloft Court and 2 Cripple Creek Crescent
Ward: 6 - Stittsville
Legal Description: Lots 19 & 20, Registered Plan 4M-371
Zoning: R1D[2240]
Zoning By-law: 2008-250

PURPOSE OF THE APPLICATIONS:

The Owner has filed a Consent Applications (D08-01-18/B-00410 to D08-01-18/B-00414), which if approved, will have the effect of creating three separate parcels of land. The proposed parcels will not be in conformity with the requirements of the Zoning By-law, as shown on a plan filed with the Committee.

RELIEF REQUIRED:

A-00404 – 39 Cloverloft Court, Parts 1, 2, 9 and 16 on a Draft 4R-Plan – proposed detached dwelling

- a) To permit a reduced lot width of 13.47 metres, whereas the By-law requires a minimum lot width of 19 metres.
- b) To permit an increased driveway area in the side yard of 59% of the side yard, whereas the By-law requires the driveway area not to exceed 50% of the area of the yard where it is located.

A-00405 – 39A Cloverloft Court, Parts 7, 8, 12 and 13 on a Draft 4R-Plan – proposed detached dwelling

- c) To permit a reduced lot width of 13.53 metres, whereas the By-law requires a minimum lot width of 19 metres.

A-00406 – 41 Cloverloft Court, Parts 3, 4, 5, 6, 10, 11, 14 and 15 on a Draft 4R-Plan – proposed detached dwelling

- d) To permit a reduced lot width of 13.65 metres, whereas the By-law requires a minimum lot width of 19 metres.
- e) To permit an increased driveway area of 67% of the side yard, whereas the By-law requires the driveway area to be less than 50% of the area of the yard in which it is located.

THE APPLICATION indicates that the Property is the subject of the above-noted Consent Application under the *Planning Act*.