

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

**To be held on Wednesday, March 6, 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:**

At the Hearing on February 6, the Committee of Adjustment adjourned this application in order to allow the Owner time to add a request for an additional Minor Variance. The application has been revised to include a variance for parking space length.

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 Minor Variances from the Zoning By-law as follows:

- a) 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.
- b) To permit a reduced parking space length of 4.29 metres inside the garage, whereas the By-law requires a minimum parking space length of 5.2 metres. NEW**

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