

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

To be held on Wednesday, July 3, 2019 starting at 1:00 p.m.
Ben Franklin Place, The Chamber, Main Floor, 101 Centrepointe Drive

File No.: D08-02-19/A-00150
Owner(s): Sachin and Marjinder Ahluwalia
Location: 16 Lowrey Street
Ward: 15 - Kitchissippi
Legal Description: Part of Lot 65, Registered Plan 57
Zoning: R4H
Zoning By-law: 2008-250

PURPOSE OF THE APPLICATION:

In 2018, the Committee granted Minor Variance Application D08-02-18/A-00218 for a reduced lot width and reduced lot area for the proposed construction of a three-storey, three-unit dwelling. The Owners have revised their plans and now want to proceed to demolish the existing dwelling and to construct a three-storey, three-unit dwelling, as shown on plans filed with the Committee.

RELIEF REQUIRED:

In order to proceed, the owners require the Authority of the Committee for Minor Variances from the Zoning By-law as follows:

- a) To permit a reduced lot width of 10.06 metres, whereas the By-law requires a minimum lot width of 12 metres. **(Previously approved)**
- b) To permit a reduced lot area of 303.6 square metres, whereas the By-law requires a minimum lot area of 360 square metres. **(Previously approved)**
- c) To permit a reduced rear yard setback of 24% of the lot depth, or 7.25 metres, whereas the By-law requires a minimum rear yard setback of 30% of the lot depth, in this case 9.05 metres. **(New)**
- d) To permit a reduced rear yard area of 24% of the lot area, or 72.9 square metres, whereas the By-law requires a minimum rear yard area of 25% of the lot area, in this case 75.9 square metres. **(New)**

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