

## **ADJOURNED FORM JULY 3 HEARING**

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

**To be held on Wednesday, August 21, 2019, starting 6:30 p.m.  
Ben Franklin Place, The Chamber, Main Floor, 101 Centrepointe Drive**

**File Nos.:** D08-02-19/A-00155 & D08-02-19/A-00156  
**Owner(s):** G & E Reno Construction Inc.  
**Location:** (48), 50 Irwin Gate  
**Ward:** 23 - Kanata South  
**Legal Description:** Part of Lot 33, Concession 12 (Goulbourn)  
**Zoning:** R1M  
**Zoning By-law:** 2008-250

#### **PURPOSE OF THE APPLICATIONS:**

At its Hearing on July 3, 2019, the Committee adjourned the Minor Variance Applications (D08-02-19/A-00155 and D08-02-19/A-00156) and Consent Applications D08-01-19/B-00168 and D08-01-19/B-00169), pertaining to the proposed development of this property, "sine die". The Owner now wants to proceed with the applications. The Consent Applications, if approved, will have the effect of creating two separate parcels of land. Neither parcel will be in conformity with the requirements of the Zoning By-law. The Owner proposes to construct a two-storey detached dwelling on each of the newly created parcels, 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-00155: 48 Irwin Gate, Part 1 on the Draft 4R-Plan filed with the applications, proposed detached dwelling.

- a) To permit a reduced lot width of 14.42 metres, whereas the By-law requires a minimum lot width of 15 metres.
- b) To permit a reduced lot area of 446.3 square metres, whereas the By-law requires a minimum lot area of 450 square metres.

A-00156: 50 Irwin Gate, Part 2 on the plan filed with the application, proposed detached dwelling.

- c) To permit a reduced lot width of 14.42 metres, whereas the By-law requires a minimum lot width of 15 metres.

- d) To permit a reduced lot area of 447.4 square metres, whereas the By-law requires a minimum lot area of 450 square metres.

**THE APPLICATIONS** indicate that the Property is the subject of related current Consent Applications as noted above under the *Planning Act*.