

**Minor Variance Applications  
Section 45 of the *Planning Act***

**Wednesday, February 17, 2021  
1:00 p.m.**

**File Nos.:** D08-02-20/A-00341, A-00342  
**Owner(s):** Heather Fraser and David D'andrea  
**Location:** 304 (304A), (306A) Lanark Avenue  
**Ward:** 15-Kitchissippi  
**Legal Description:** Lot 6, Reg. Plan 267  
**Zoning:** R3EE  
**Zoning By-law:** 2008-250

**PURPOSE OF THE APPLICATIONS:**

The Owner has filed Applications for Consent (D08-01-20/B-00395 to D08-01-20/B-00396) which, if approved, will have the effect of creating two separate parcels of land for the construction of two long-semi detached dwelling. The existing detached dwelling will be demolished. The proposed new parcels will not be in conformity with the requirements of the Zoning By-law.

**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-00341: 304A Lanark Ave., Parts 3 and 4 on Draft 4R-Plan, proposed long semi-detached dwelling

- a) To permit a reduced lot area of 349.3 square metres, whereas the By-law requires a minimum lot area of 450 square metres.

A-00342: 306A Lanark Ave., Parts 1 and 2 on Draft 4R-Plan, proposed long semi-detached dwelling

- b) To permit a reduced lot area of 349.6 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 the above noted Consent applications under the *Planning Act*.