

**Town of North Rustico Council**  
**REQUEST FOR DECISION**  
**Topic: Variance Needed for Lot 45**

<b>Date:</b> November 5 <sup>th</sup> , 2020	<b>Request No: 2020-28</b> <i>(Office Use Only)</i>
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<b>Person:</b> Marley Doucette	<b>Representing:</b> Town/Future Developers of lot 45
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<p><b>Background:</b>  The Autumn Lane subdivision was completed in 2018 and lot sales have been steady since. The same group of developers who purchased and built two triplexes on lots 11 &amp; 12 are interested in developing lot 45 but will need a variance to do so, as the lot is a unique shaped lot. They would like to be assured that the variance would have council approval before they proceed to purchase and develop. The plan is to clear the lot this fall and build the 4-plex in 2021.</p>
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<p><b>Request:</b>  To grant a variance to allow lot 45 to be purchased and developed. The current plan is to first build the 4 plex unit and develop the other two triplexes at a later time. A 4 foot variance is required to build the two triplexes.</p>
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<b>Advantages</b>	<b>Disadvantages</b>
<p>Will allow the Town to sell the large lot at asking price of \$150,000 plus HST</p> <p>Will generate development, tax revenue for the Town and Sewer and Water Utility</p> <p>End result will create ten new dwellings which will encourage growth in the Town</p>	

<b>Required Resources:</b>	Minimum setback is 10 feet per building for a total of 20 feet. They are proposing only 16 feet between buildings (units C and D), see attached sketch.
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<b>Staff Comments</b>	Development Officer Derek French is okay with this proposal. This was also vetted by the Fire Marshal's Office, those who administer the National Building Code and an architect and they are also okay with this proposal.
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