

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

To be held on Wednesday, February 17, 2016, starting at 9:00 a.m.
Ben Franklin Place, The Chamber, Main Floor, 101 Centrepointe Drive

File No.: D08-02-13/A-00189
Owner(s): Harley & Laura Melnick
Location: 3030 Eligh Lane
Ward: 21 - Rideau
Legal Description: Part Lot 6, Concession BF
Zoning: RR12(18r) FP
Zoning By-law: 2008-250

PURPOSE OF THE APPLICATION:

In October 2013 the Committee of Adjustment adjourned these applications in order to allow further discussions between the Owners, the City of Ottawa and the Conservation Authority. The Owners have since revised their plans and are now re-applying to construct a new accessory structure (detached garage) in the northeast corner of the property, and to reconstruct the dwelling on the property, which will include a new foundation and a second storey addition, all 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 front yard setback for the accessory structure (garage, including the eaves) of 0.37 metres whereas the By-law requires a minimum front yard setback of 7.5 metres.
- b) To permit a reduced easterly interior side yard setback for the accessory structure (garage, including the eaves) of 0.69 metres whereas the By-law requires a minimum side yard setback of 3 metres.
- c) To permit an increased floor area for an addition to a dwelling of 45 percent (46.359 square metres) of the gross floor area of the dwelling whereas the By-law permits a maximum floor area of 20 percent of the gross floor area of the dwelling or 20 square metres, whichever is less. In this case 20 percent would be 20.848 square metres.
- d) To permit a reduced setback from the normal highwater mark of the Rideau River of 21.69 metres (southwest corner of the dwelling) whereas the By-law requires a minimum setback of 30 metres from the normal highwater mark of a watercourse or waterbody.
- e) To permit a reduced setback from the normal highwater mark of the Rideau River of 20.75 metres (southeast corner of the dwelling) whereas the By-law requires a minimum setback of 30 metres from the normal highwater mark of a watercourse or waterbody.
- f) To permit a reduced setback from the normal highwater mark of the Rideau River of 20.77 metres (southwest corner of the raised deck) whereas the By-law

requires a minimum setback of 30 metres from the normal highwater mark of a watercourse or waterbody.

- g) To permit a reduced setback from the normal highwater mark of the Rideau River of 20.77 metres (southeast corner of the raised deck) whereas the By-law requires a minimum setback of 30 metres from the normal highwater mark of a watercourse or waterbody.
- h) To permit a reduced setback from the normal highwater mark of the Rideau River of 27.2 metres (septic system) whereas the By-law requires a minimum setback of 30 metres from the normal highwater mark of a watercourse or waterbody.
- i) To permit a reduced setback from the normal highwater mark of the Rideau River of 25.5 metres (septic system pump chamber) whereas the By-law requires a minimum setback of 30 metres from the normal highwater mark of a watercourse or waterbody.
- j) To permit a reduced setback from the normal highwater mark of the Rideau River of 21.6 metres (septic system lid of the biofilter) whereas the By-law requires a minimum setback of 30 metres from the normal highwater mark of a watercourse or waterbody.

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