

(Adjourned from July 6, 2016 to August 3, 2016)  
**MINOR VARIANCE/PERMISSION APPLICATION**  
Under Section 45 of the *Planning Act*

To be held on Wednesday, July 6, 2016, starting at 9:00 a.m.  
Ben Franklin Place, The Chamber, Main Floor, 101 Centrepointe Drive

**File No.:** D08-02-16/A-00114  
**Owner(s):** Andre Gaudreau  
**Location:** 274 Riverwood Drive  
**Ward:** 5-West Carleton-March  
**Legal Description:** Lot 20 on Registered Plan 423  
**Zoning:** RR12 [343R] FP  
**Zoning By-law:** 2008-250

**PURPOSE OF THE APPLICATION:**

The Owner wants to demolish the existing detached dwelling and construct a two-storey detached dwelling with a walk out basement. It is also proposed to install an in-ground pool together with a 1.5 m high glass/board fence enclosure, all 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) To permit a reduced rear yard setback from the normal high water mark of the Ottawa River of 27.85 metres (proposed dwelling) whereas the By-law requires a minimum setback of 30 metres from the normal high water mark of a watercourse or waterbody.
- b) To permit a reduced rear yard setback from the normal highwater mark of the Ottawa River of 18 metres (proposed septic system) whereas the By-law requires a minimum setback of 30 metres from the normal highwater mark of a watercourse or waterbody.
- c) To permit a reduced easterly side yard setback of 1.55 metres (proposed dwelling) whereas the By-law requires a minimum side yard setback of 3 metres.
- d) To permit a reduced front yard setback of 2.68 metres (proposed dwelling) whereas the By-law requires a minimum front yard setback of 3 metres.
- e) To permit a reduced setback from the normal highwater mark of the Ottawa River of 23.5 metres (proposed pool) 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*.