

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

To be held on Wednesday, March 15, 2017, starting at 6:30 p.m.
Ben Franklin Place, The Chamber, Main Floor, 101 Centrepointe Drive

File No.: D08-02-17/A-00018
Owner(s): Carla & Albert Celli
Location: 60 Ryeburn Drive
Ward: 22 - Gloucester- South Nepean
Legal Description: Lot 16, Reg. Plan 657 and Part of the bed of the Rideau River
Zoning: R1AA
Zoning By-law: 2008-250

PURPOSE OF THE APPLICATION:

The Owners want to demolish the existing dwelling and propose to construct a new 26.10 m x 13.1 m, one and one-half storey detached dwelling as well as a new septic system, 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 distance of 25.9 metres from the normal high water mark (Rideau River) to the rear of the deck whereas the By-law requires a minimum distance of 30 metres from the normal high water mark.
- b) To permit a reduced distance of 14.9 metres from the normal high water mark (Rideau River) to part of the septic system whereas the By-law requires a minimum distance of 30 metres from the normal high water mark.
- c) To permit a reduced setback of 13.7 metres from the top of the bank to the main building whereas the By-law requires a minimum setback of 15 metres.
- d) To permit a reduced setback of 11.1 metres from the top of the bank to the rear deck whereas the By-law requires a minimum distance of 15 metres.
- e) To permit a reduced setback of 0 metres from the top of the bank to part of the septic system whereas the By-law requires a minimum distance of 15.0 metres.
- f) To permit an ornamental pilaster to project 0.8 metres into the front yard whereas the By-law permits a maximum projection of 0.6 metres for ornamental projections.

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