

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

To be held on Wednesday, February 1, 2017 starting at 6:30 pm
Ben Franklin Place, The Chamber, Main Floor, 101 Centrepointe Drive

File Nos.: D08-02-16/A-00405 & D08-02-16/A-00406
Owner(s): Greg Statler
Location: 514 Manor Avenue & (233) Hillcrest Road
Ward: 13 - Rideau-Rockcliffe
Legal Description: Blkock A7, Reg. Plan 4M-22
Zoning: R1BB [1258]
Zoning By-law: 2008-250

PURPOSE OF THE APPLICATIONS:

The Owner has Filed Consent Applications (D08-01-16/B-00444 & D08-01-16/B-00445) which, if approved, will have the effect of creating two separate parcels of land. Both parcels as well as the proposed development on these parcels will not be in conformity with the requirements of the Zoning By-law. The existing dwelling is to remain and it is proposed to construct a detached dwelling on the other parcel.

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-00405: 514 Manor Avenue, Part 1 on the Draft 4R-Plan filed with the application, existing dwelling

- a) To permit a reduced lot area 932.07 square metres whereas the By-law requires a minimum lot area of 1110 square metres.
- b) To permit an increased density of 10.7 units per hectare whereas the By-law permits a maximum density of 8.9 units per hectare.

A-00406: 233 Hillcrest Road, Part 2 on the Draft 4R-Plan filed with the application, proposed detached dwelling.

- c) To permit a reduced lot area of 937.26 square metres whereas the By-law requires a minimum lot area of 1110 square metres.
- d) To permit an increased density of 10.7 units per hectare whereas the By-law permits a maximum density of 8.9 units per hectare.

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