

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

To be held on Wednesday, April 5, 2017, starting at 6:30 p.m.
Ben Franklin Place, The Chamber, Main Floor, 101 Centrepointe Drive

File No.: D08-02-17/A-00033
Owner(s): Nelson House of Ottawa-Carleton (Under Agreement of Purchase and Sale)
Location: 41 Beaver Ridge at Capilano Drive
Ward: 9 - Knnoxdale-Merivale
Legal Description: Part of Lot 34, Conc. "A" (Rideau Front)
Zoning: R1F[631] HE
Zoning By-law: 2008-250

PURPOSE OF THE APPLICATION:

The Owner has filed Consent Applications (D08-01-17/B-00029 and D08-01-17/B-0051) which, if approved, will have the effect of creating two separate parcels of land. The existing dwelling will not be in conformity with the requirements of the Zoning By-law, 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 for the existing dwelling as follows:

- a) To permit a reduced rear yard setback of 23.8 % of the lot depth, or 15.8 metres whereas the By-law requires a minimum rear yard setback of 30% of the lot depth, in this case 20 metres.
- b) To permit a reduced rear yard area of 22.4% of the lot area, or 626.6 square metres whereas the By-law requires a minimum rear yard area of 25% of the lot area or, in this case 699.3 square metres.

THE APPLICATION indicates that the Property is the subject of related current Consent Applications as noted above under the *Planning Act*.