

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

To be held on Wednesday, April 5, 2017, starting at 1:00 p.m.
Ben Franklin Place, The Chamber, Main Floor, 101 Centrepointe Drive

File No.: D08-02-17/A-00034
Owner(s): Timothy Hoeschen
Location: 223 Echo Drive
Ward: 17 - Capital
Legal Description: Part of Lot G, Concession C (Rideau Front)
Zoning: TM 12[1839] H 14.5
Zoning By-law: 2008-250

PURPOSE OF THE APPLICATION:

The subject property contains a mixed use building with dental offices located on the ground floor and part of the second floor, and a residential unit occupying the remainder of the second and the entirety of the third floors. It is proposed to expand the dental offices to occupy the entire building and proposed additions.

The Owner would like to construct a second storey addition on the south side of the building over a portion of the existing first storey. It is also proposed to construct a third storey addition on the north side of the building over the existing second storey, as shown on plans filed with the Committee. The proposed additions will not be in conformity with the requirements of the Zoning By-law.

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 side yard (south side) setback of 0.27 metres, whereas the By-law requires a minimum side yard setback of 3.0 metres.
- b) To permit a reduced corner side yard (north side) setback of 1.52 metres, whereas the By-law requires a minimum corner side yard setback of 3.0 metres.
- c) To permit an eave of the addition (south side) to project to within 0.17 metres of a lot line whereas the By-law permits a projection to be located no closer than 0.3 metres to a lot line.

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