

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-00038
Owner(s): David and Monika D'Angelo
Location: 52 Ontario Street
Ward: 13 - Rideau- Rockcliffe
Legal Description: Part of Lot 8, Reg. Plan 399
Zoning: R4N
Zoning By-law: 2008-250

PURPOSE OF THE APPLICATION:

The Owners would like to demolish the existing two-storey detached dwelling and construct a three-storey three-unit dwelling, as shown on plans filed with the Committee. The proposed three-storey three-unit dwelling 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 lot area of 373.1 square metres whereas the By-law requires a minimum lot area of 450 square metres.
- b) To permit a reduced lot width of 12.19 metres whereas the By-law requires a minimum lot width of 15.0 metres.
- c) To permit a reduced rear yard setback of 26.66% of the lot depth (8.08 metres) whereas the By-law requires a minimum rear yard setback of 28% of the lot depth, which in this case is 8.57 metres.

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