

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

To be held on Wednesday, May 3, 2017, starting at 1:00 p.m.
Ben Franklin Place, The Chamber, Main Floor, 101 Centrepointe Drive

File No.: D08-02-17/A-00084
Owner(s): North River Road Gospel Hall
Location: 1087 North River Road
Ward: 13 - Rideau-Rockcliffe
Legal Description: Lot 184, Reg. Plan 318
Zoning: I1A
Zoning By-law: 2008-250

PURPOSE OF THE APPLICATION:

The Owner wants to construct a two-storey addition on the front (west side) of the existing church building, 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 as follows:

- a) To permit a reduced lot width of 9.77 metres, whereas the By-law requires a minimum lot width of 15.0 metres.
- b) To permit a reduced lot area of 263.79 square metres, whereas the By-law requires a minimum lot area of 400 square metres.
- c) To permit a reduced front yard setback of 2.0 metres, whereas the By-law requires a minimum front yard setback of 3.0 metres.
- d) To permit a reduced corner side yard setback of 0.12 metres, whereas the By-law requires a minimum corner side yard setback of 4.5 metres.
- e) To permit a reduced interior side yard setback of 1.26 metres, whereas the By-law requires a minimum interior side yard setback of 7.5 metres.
- f) To permit a reduced rear yard setback of 0.97 metres, whereas the By-law requires a minimum rear yard setback of 7.5 metres.

It should be noted that, for By-law purposes, the frontage on North River Road is deemed to be the front lot line for this property.

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