

**COMMITTEE OF ADJUSTMENT
NOTICE OF PUBLIC HEARING**

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

**To be held on Wednesday, May 3, 2017 starting at 1:00 pm
Ben Franklin Place, The Chamber, Main Floor, 101 CentrepoinTE Drive**

File Nos.: D08-02-17/A-00088 & D08-02-17/A-00089
Owner(s): Vincent Della Zazzera
Location: (20) 22 Stevens Avenue
Ward: 13 - Rideau-Rockcliffe
Legal Description: Lot 20 & Part of Lot 21, Registered Plan 399
Zoning: R4N
Zoning By-law: 2008-250

PURPOSE OF THE APPLICATIONS:

The Owner has filed Consent Applications (D08-01-17/B-00084 & D08-01-17/B-00085) which, if approved, will have the effect of creating two separate parcels of land. It is proposed to demolish the existing dwelling and construct two, three storey, three unit dwellings, as shown on plans filed with the Committee. The proposed dwellings and the proposed parcels of land 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-00088: 20 Stevens Avenue, Parts 1 & 2 on Draft 4R Plan – proposed three unit dwelling

- a) To permit a reduced lot width of 11.43 metres, whereas the By-law requires a minimum lot width of 15.0 metres
- b) To permit a reduced lot area of 348 square metres, whereas the By-law requires a minimum lot area of 450 square metres.
- c) To permit a reduced total side yard setback of 2.77 metres, whereas the By-law requires a minimum total side yard setback of 3 metres

A-00089: 22 Stevens Avenue, Parts 3 & 4 on Draft 4R Plan – proposed three unit dwelling

- d) To permit a reduced lot width of 11.43 metres, whereas the By-law requires a minimum lot width of 15.0 metres
- e) To permit a reduced lot area of 348 square metres, whereas the By-law requires a minimum lot area of 450 square metres.
- f) To permit a reduced total side yard setback of 2.77 metres, whereas the By-law requires a minimum total side yard setback of 3 metres with one minimum yard no less than 1.2 metres

THE APPLICATIONS indicate that the Property is the subject of the above noted Consent applications under the *Planning Act*.