

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

**To be held on Wednesday, June 7, 2017 starting at 6:30 p.m.**  
**Ben Franklin Place, The Chamber, Main Floor, 101 Centrepointe Drive**

**File No.:** D08-02-17/A-00111  
**Owner(s):** Tamrak Holdings Inc.  
**Location:** 445 Green Avenue  
**Ward:** 13 - Rideau-Rockcliffe  
**Legal Description:** Lot 15, Reg. Plan M-30  
**Zoning:** R1I[1262]  
**Zoning By-law:** 2008-250

**PURPOSE OF THE APPLICATION:**

The Owner wants to construct a new two and one half-storey detached dwelling with a partial basement and an attached garage, 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 13.76 metres whereas the By-law requires a minimum lot width of 18 metres.
- b) To permit a reduced lot area of 378.3 square metres whereas the By-law requires a minimum lot area of 540 square metres.
- c) To permit a reduced floor space index (FSI) of 0.66, or 249.7 square metres of gross floor area, whereas the By-law permits a maximum floor space index of 0.45, or 170.2 square metres of gross floor area.
- d) To permit an increased density of 26.44 units per hectare whereas the By-law permits a maximum density of 17.3 units per hectare.

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