

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

To be held on Wednesday, July 19, 2017, starting at 1:00 p.m.
Ben Franklin Place, The Chamber, Main Floor, 101 CentrepoinTE Drive

File No.: D08-02-17/A-00160
Owner(s): Xin Qi
Location: 560 Mutual Street
Ward: 13 - Rideau-Rockcliffe
Legal Description: Lot 110 & Part Lot 111, Reg. Plan 300
Zoning: R3A
Zoning By-law: 2008-250

PURPOSE OF THE APPLICATION:

The Owner has filed Consent Applications (D08-01-17/B-00175 to D08-01-17/B-00177) which, if approved, will have the effect of creating three separate parcels of land. It is proposed to demolish the existing dwelling and construct a two-storey, three-unit townhouse dwelling, with one dwelling unit on each of the proposed new parcels.

One of the proposed parcels of land (containing the middle unit of the three-unit townhouse – 560 Mutual Street) 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 width of 5.23 metres, whereas the By-law requires a minimum lot width of 6.0 metres.
- b) To permit a reduced lot area of 178.8 square metres, whereas the By-law requires a minimum lot area of 180 square metres.

THE APPLICATION indicates that the Property is the subject of the above noted Consent Applications under the *Planning Act*.