

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-00162
Owner(s): Marie Cayer-Fleck
Location: (83) Birch Avenue
Ward: 13 - Rideau-Rockcliffe
Legal Description: Lot 444 & Part Lot 445, Reg. Plan 4M-89
Zoning: R1K
Zoning By-law: 2008-250

PURPOSE OF THE APPLICATION:

The Owner has filed a Consent Application (D08-01-17/B-00179) 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, two-storey detached dwellings, with one dwelling on each of the proposed new parcels. One of the proposed parcels of land (Parts 1 & 2 – 83 Birch Avenue) 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 a Minor Variance from the Zoning By-law to permit a reduced lot width of 17.2 metres, whereas the By-law requires a minimum lot width of 18 metres.

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