

**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-00113  
**Owner(s):** Christian Chahine  
**Location:** 95 Sweetland Avenue  
**Ward:** 12 - Rideau-Vanier  
**Legal Description:** Part of Lot 21, Registered Plan 42717  
**Zoning:** R4S[480]  
**Zoning By-law:** 2008-250

**PURPOSE OF THE APPLICATION:**

The Owner is proposing to construct additions to the rear, south side and third-storey of the existing two-and-a-half storey duplex dwelling, creating a three-storey, three-unit dwelling, in accordance with 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 10.975 metres, whereas the By-law requires a minimum lot width of 12 metres.
- b) To permit a reduced side yard setback of 0.22 metres, whereas the By-law requires a minimum side yard setback of 1.2 metres.

**THE APPLICATION** indicates that the Property is the subject of a related current Site Plan Control Application (D07-12-17-0034) under the *Planning Act*.