

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

**To be held on Wednesday, January 17, 2018, starting at 1:00 p.m.**  
**Ben Franklin Place, The Chamber, Main Floor, 101 Centrepointe Drive**

**File No.:** D08-02-17/A-00339  
**Owner(s):** 681 Montreal Road Incorporated  
**Location:** 603 Cummings Avenue  
**Ward:** 13 - Rideau-Rockcliffe  
**Legal Description:** Part of Lot 25, Concession 1  
**Zoning:** AM10[2199]  
**Zoning By-law:** 2008-250

**PURPOSE OF THE APPLICATION:**

The Owner wants to construct a three-and-a-half-storey, low-rise apartment building containing eight residential units, as shown on plans filed with the Committee. The application indicates that three parking spaces are proposed for the apartment building.

**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 easterly interior side yard setback of 5 metres, whereas the By-law requires a minimum interior side yard setback of 7.5 metres beyond 20 metres back from the street when a lot line abuts a residential zone.
- b) To permit a reduced drive aisle width of 6.1 metres, whereas the By-law requires a minimum drive aisle width of 6.7 metres.

**THE APPLICATION** indicates that the Property is the subject of a Site Plan Control Application (D07-12-17-0161) under the *Planning Act*.