

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

To be held on Wednesday, February 7, 2018 starting at 6:30 p.m.
Ben Franklin Place, The Chamber, Main Floor, 101 Centrepointe Drive

File No.: D08-02-17/A-00266
Owner(s): 688831 Ontario Inc.
Location: 1125 Parisien Street
Ward: 11- Beacon Hill-Cyrville
Legal Description: Part of Lot 26, Conc. 2 (Ottawa Front)
Zoning: IL2 F(0.7) H(14)
Zoning By-law: 2008-250

PURPOSE OF THE APPLICATION:

The Owner has filed Consent Application (D08-01-17/B-00300) which, if approved, will have the effect of creating two separate parcels of land. The parcel containing the existing residential building 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 area of 606 square metres whereas the By-law requires a minimum lot area of 2000 square metres.
- b) To permit a reduced northerly corner side yard setback of 3.2 metres whereas the By-law requires a minimum corner side yard setback of 7.5 metres.
- c) To permit a reduced rear yard setback 2.5 metres whereas the By-law requires a minimum rear yard setback of 7.5 metres.

It should be noted, that for By-law purposes only, Marchand Street is deemed to be the front lot line for this property.

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