

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

To be held on Wednesday, February 7, 2018 starting at 1:00 p.m.
Ben Franklin Place, The Chamber, Main Floor, 101 Centrepointe Drive

File No.: D08-02-17/A-00361
Owner(s): 2601086 Ontario Ltd.
Location: 108 Putman Avenue, (14), (14B), (16) and (16B) Chapleau Avenue
Ward: 13 - Rideau-Rockcliffe
Legal Description: Lot 72, Reg. Plan M-43
Zoning: R4P
Zoning By-law: 2008-250

PURPOSE OF THE APPLICATION:

The Owner wants to demolish the existing detached dwelling and garage. It is proposed to construct a three-storey semi-detached dwelling, with each half containing a secondary dwelling unit, as shown on 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 area of 154.2 square metres for the northern portion of the property (16 and 16 B Chapleau Avenue) and a reduced lot area of 134.7 square metres for the southern portion of the property (14 and 14 B Chapleau Avenue), whereas the By-law requires a minimum lot area of 180 square metres for each portion of the property.
- b) To permit a reduced easterly corner side yard setback of 2.13 metres, whereas the By-law requires a minimum corner yard setback of 2.78 metres.
- c) To permit increased projection (steps) to 0.3 metres from the easterly corner side yard, whereas the By-law states that steps in the corner side yard below the first floor must project no closer than 0.6 metres to a property line.

It should be noted that, for By-law purposes, the frontage on Putman Avenue is deemed to be the front lot line for the newly configured corner lot.

THE APPLICATION indicates that the Property is the subject of a current Consent Application (D08-01-17/B-00450), for the creation of an easement in favour of the Owners at 104 Putman Avenue, under the *Planning Act*.