

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

To be held on Wednesday, April 18, 2018, starting 1:00 p.m.
Ben Franklin Place, The Chamber, Main Floor, 101 Centrepointe Drive

File Nos.: D08-02-18/A-00086 & D08-02-18/A-00089
Owner(s): 10415804 Canada Limited
Location: 501 and 503 Cote Street
Ward: 13 - Rideau-Rockcliffe
Legal Description: Part of Lot 4, Reg. Plan 222
Zoning: R4B
Zoning By-law: 2008-250

PURPOSE OF THE APPLICATIONS:

The Owner has filed a Consent Application (D08-01-18/B-00083) which, if approved will have the effect of creating two separate parcels of land. The proposed development on each parcel will not be in conformity with the requirements of the Zoning By-law. It is proposed to construct a new two-storey semi-detached dwelling, as shown on plans filed with the Committee. The existing one-storey detached dwelling is to be demolished.

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-00086: 501 Cote Street, Part 1 on a Draft 4R-Plan, one-half of the proposed semi-detached dwelling

- a) To permit a reduced lot width of 7.62 metres, whereas the By-law requires a minimum lot width of 9 metres.
- b) To permit a reduced lot area of 253.6 square metres whereas the By-law requires a minimum lot area of 270 square metres.

A-00089: 503 Cote Street, Part 2 on a Draft 4R-Plan, one-half of the proposed semi-detached dwelling

- c) To permit a reduced lot width of 7.62 metres, whereas the By-law requires a minimum lot width of 9 metres.

- d) To permit a reduced lot area of 253.6 square metres whereas the By-law requires a minimum lot area of 270 square metres.

THE APPLICATIONS indicate that the Property is the subject of the above-mentioned Consent Applications under the *Planning Act*.