

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

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

File No.: D08-02-18/A-00071
Owner(s): 2428012 Ontario Inc.
Location: 333 Friel Street
Ward: 12 - Rideau-Vanier
Legal Description: Lot 25, Reg. Plan 6
Zoning: LC1 [2261]
Zoning By-law: 2008-250

PURPOSE OF THE APPLICATION:

The Owner wants to construct a coffee shop in the north-west corner (along Friel Street) of the existing six-unit, low-rise apartment building, as shown on plans filed with the Committee. The application indicates that the building will be considered a mixed use building after the addition of the coffee shop.

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 northerly interior side yard setback of 0.4 metres, whereas the By-law requires a minimum interior side yard setback of 5.0 metres.
- b) To permit a reduced front yard setback of 0 metres (Wilbrod Street), whereas the By-law requires a minimum front yard setback of 3.0 metres.
- c) To permit a reduced corner side yard setback of 0 metres (Friel Street), whereas the By-law requires a minimum corner side yard setback of 3.0 metres.
- d) To permit a reduced rear yard setback of 7.3 metres, whereas the By-law requires a minimum rear yard setback of 7.5 metres.

It should be noted that, for By-law purposes, the frontage on Wilbrod 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*.