

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

To be held on Wednesday, April 4, 2018, starting 1:00 p.m.
Ben Franklin Place, The Chamber, Main Floor, 101 Centrepointe Drive

File Nos.: D08-02-18/A-00052, D08-02-18/A-00053
Owner(s): Falsetto Homes Inc.
Location: 524 (526) Melbourne Avenue
Ward: 15-Ottawa
Legal Description: Part of Lot 23, Registered Plan 235
Zoning: R3R
Zoning By-law: 2008-250

PURPOSE OF THE APPLICATIONS:

The Owners have filed Consent Applications (D08-01-18/B-00057 and D08-01-18/B-00058) which, if approved, will have the effect of creating two new parcels of land which will not be in conformity with the Zoning By-law. The existing detached dwelling that straddles the new property line will be demolished and replaced with two new detached dwellings, one on each new lot.

RELIEF REQUIRED:

In order to proceed, the Owner requires the Authority of the Committee for Minor Variances from the Zoning By-law as follows:

D08-02-18/A-00052:

- a) To permit a reduced lot width of 9.13 metres, whereas the By-law requires a minimum lot width of 12.0 metres.
- b) To permit an increase in building height to 9.10 metres, whereas the By-law permits a maximum building height of 8.0 metres.

D08-02-18/A-00053:

- c) To permit a reduced lot width of 9.13 metres, whereas the By-law requires a minimum lot width of 12.0 metres.
- d) To permit an increase in building height to 9.10 metres, whereas the By-law permits a maximum building height of 8.0 metres.

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