

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

To be held on Wednesday, May 2, 2018, starting at 6:30 p.m.
Ben Franklin Place, The Chamber, Main Floor, 101 Centrepointe Drive

File No.: D08-02-18/A-00102
Owner(s): Zante Investments Ltd.
Location: 1875 Prince of Wales Drive
Ward: 16 - River
Legal Description: Part of Lot 31, Conc. B (Rideau Front)
Zoning: R1GG
Zoning By-law: 2008-250

PURPOSE OF THE APPLICATION:

The Owner wants to construct a new 19.8 m x 10.58 m, two-storey detached dwelling on this vacant parcel, 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 setback of 5.03 metres from the top of the valley slope whereas the By-law requires a minimum distance of 15 metres from the top of the valley slope.
- b) To permit a reduced distance of 23.69 metres from the normal high water mark of a water body whereas the By-law requires a minimum distance of 30 metres to the normal high water mark.
- c) To permit a reduced front yard setback of 2.24 metres whereas the By-law requires a minimum front yard setback of 6.0 metres.
- d) To permit an increase in the building height to 10.0 metres whereas the By-law permits a maximum building height of 8.0 metres.

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