

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

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

File Nos.: D08-02-18/A-00164 to D08-02-18/A-00166
Owner(s): Yousef Jafarloo
Location: 103 Deschamps Avenue & (187, 189, 191) Kipp Street
Ward: 12 - Rideau-Vanier
Legal Description: Lot 22 and Part of Lot 23, Reg. Plan No. 113
Zoning: R4E
Zoning By-law: 2008-250

PURPOSE OF THE APPLICATIONS:

The Owner has filed Consent Applications (D08-01-18/B-00168 to D08-01-18/B-00168) which, if approved, will have the effect of creating three separate parcels of land. The Owner wants to demolish his existing dwelling and shed and construct a new three-storey, three-unit townhouse dwelling, 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-00164: (187 Kipp Street, Parts 1 & 2 on the Draft 4R-Plan filed with the applications, one unit.

- a) To permit a reduced front yard setback of 3.05 metres, whereas the By-law requires a minimum front yard setback of 6.0 metres.

A-00165: 189 Kipp Street, Part 3 on the plan filed, one unit.

- b) To permit a reduced front yard setback of 3.05 metres, whereas the By-law requires a minimum front yard setback of 6.0 metres.
- c) To permit a reduced lot area of 139.5 square metres, whereas the By-law requires a minimum lot area of 165 square metres.

A-00166: 191 Kipp Street, Part 4 on the plan filed, one unit.

- d) To permit a reduced front yard setback of 3.05 metres, whereas the By-law requires a minimum front yard setback of 6.0 metres.

THE APPLICATIONS indicate that the Property is the subject of related current consent applications as noted above under the *Planning Act*.