

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

To be held on Wednesday, June 20, 2018, starting at 6:30 p.m.
Ben Franklin Place, The Chamber, Main Floor, 101 Centrepointe Drive

File No.: D08-02-18/A-00193
Owner(s): Lynda Williams
Location: 622 River and (373) Riversedge Crescent
Ward: 22 - Gloucester-South Nepean
Legal Description: Part of Lot 19, Blocks 78 and 79, Reg. Plan 4M-1294
Zoning: DR1
Zoning By-law: 2008-250

PURPOSE OF THE APPLICATION:

At its Hearing on May 16, 2018, the Committee adjourned Consent Application (D08-01-18/B-00053) to allow the Owner to file a Minor Variance Application for a future building envelope on the proposed new parcel of land, which will be municipally known as 373 Riversedge Crescent.

The Owner wants to subdivide her property into two separate parcels of land in order to create a new residential lot. The property is a through lot with frontages on River Road and Riversedge Crescent. The existing one-storey detached dwelling is to remain on one of the proposed parcels fronting River Road, municipally known as 622 River Road. It is proposed to redevelop the rear of the property on the other proposed new parcel, fronting on Riversedge Crescent.

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 side yard setback of 2.4 metres, whereas the By-law requires a minimum side yard setback of 7.5 metres.
- b) To permit a reduced southerly side yard setback of 1.2 metres, whereas the By-law requires a minimum side yard setback of 7.5 metres.

THE APPLICATION indicates that the Property is the subject of the above-noted Consent Application under the *Planning Act* and will be heard concurrently with this Minor Variance Application.