

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

**To be held on Wednesday, July 18, 2018, starting at 6:30 p.m.**  
**Ben Franklin Place, The Chamber, Main Floor, 101 Centrepointe Drive**

**File No.:** D08-02-18/A-00046  
**Owner(s):** 1577940 Ontario Inc.  
**Location:** 61 Grandview Road  
**Ward:** 7 - Bay  
**Legal Description:** Part Lot 1, Reg. Plan 444 and Part Lot 10, Concession A (Ottawa Front), Nepean  
**Zoning:** R1E  
**Zoning By-law:** 2008-250

**PURPOSE OF THE APPLICATION:**

At its Hearing on May 2, 2018, the Committee adjourned this Minor Variance Application "Sine Die" in order to allow the Owner to reconsider the proposal. The Owner has now revised the plans. It is proposed to demolish the existing one-storey detached dwelling and to construct a two-storey detached dwelling, with a walkout basement and a three-car garage at the basement level, all 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 part of the driveway to be located between the corner wall of the proposed two-storey detached dwelling and the street (City ROW zoned O1), whereas the By-law states, in the case of a corner lot, that no part of the driveway may be located between the corner wall of the residential use building and the street.
- b) To permit a part of the driveway to be located between the front wall of the proposed two-storey detached dwelling and the street (Grandview Road), whereas the By-law states that no part of the driveway may be located between the front wall of the residential use building and the street.

- c) To permit an increased building height of 9.1 metres, whereas the By-law permits a maximum building height of 8.5 metres.
  
- d) To permit a reduced setback of 17.2 metres from the normal high water mark, whereas the By-law requires a minimum setback of 30 metres from the normal high water mark.

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