

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

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

**File No.:** D08-02-18/A-00232  
**Owner(s):** Jacqueline Larocque and James Patsula  
**Location:** 44 Rockcliffe Way  
**Ward:** 13 - Rideau-Rockcliffe  
**Legal Description:** Lot 76, Reg. Plan 4M-51  
**Zoning:** R1QQ [1493]  
**Zoning By-law:** 2008-250

**PURPOSE OF THE APPLICATION:**

The Owners want to demolish the existing dwelling and construct a two-storey detached dwelling, as shown on plans filed with the Committee.

**RELIEF REQUIRED:**

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

- a) To permit a reduced lot area of 265 square metres, whereas the By-law requires a minimum lot area of 360 square metres.
- b) To permit a reduced rear yard setback of 19.8% of the lot depth or 3.5 metres, whereas for lots with a depth up to and including 23.5 metres, the By-law requires a minimum rear yard setback of 25% of the lot depth which, in this case, is 4.42 metres.

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