

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

To be held on Wednesday, August 15, 2018 starting at 6:30 p.m.
Ben Franklin Place, The Chamber, Main Floor, 101 Centrepointe Drive

File No.: D08-02-18/A-00243
Owner(s): Ryan Albert-MacIntosh
Location: 1200 Dorchester Avenue
Ward: 16-River
Legal Description: Part of Lot 25 REG Plan 294 City of Ottawa
Zoning: R4N
Zoning By-law: 2008-250

PURPOSE OF THE APPLICATION:

The Owner is proposing to add an additional rental unit in the basement of the three-unit dwelling that was constructed in 2017. The proposed apartment dwelling, low rise will not be in conformity with the requirements of the Zoning By-law.

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 lot width of 12.19 metres, whereas the By-law requires a minimum width of 18 metres.
- b) To permit a reduced lot area of 501.6 square metres, whereas the By-law requires a minimum area of 540 square metres.
- c) To permit a reduced easterly side yard setback of 1.5 metres, whereas the By-law requires a minimum side yard of 3 metres.

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