

**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*.