

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

To be held on Wednesday, October 17, 2018 starting at 1:00 p.m.
Ben Franklin Place, The Chamber, Main Floor, 101 Centrepointe Drive

File No.: D08-02-18/A-00280
Owner(s): St. John Evangelical Lutheran Church
Location: 270, 272 Crichton Street
Ward: 13 - Rideau-Rockcliffe
Legal Description: Lots 23 & 24, Reg. Plan 56
Zoning: I1A
Zoning By-law: 2008-250

PURPOSE OF THE APPLICATION:

The Owner has filed Consent Application D08-01-18/B-00288 which, if approved, will have the effect of creating two separate parcels of land. The parcel containing the existing St. John Evangelical Lutheran Church and the detached church hall will not be in conformity with the requirements of the Zoning By-law, 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 reduced westerly side yard setback of 0.89 metres for the existing church hall, whereas the By-law requires a minimum side yard setback of 4.5 metres.
- b) To permit a reduced westerly corner side yard setback of 0.54 metres for the existing church building, whereas the By-law requires a minimum corner side yard setback of 4.5 metres.
- c) To permit a reduced rear yard setback of 3.04 metres for the existing church building, whereas the By-law requires a minimum rear yard setback of 4.5 metres.
- d) To permit a reduced easterly interior side yard setback of 0.41 metres for the existing church building, whereas the by-law requires a minimum interior side yard setback of 7.5 metres.
- e) To permit a reduced southerly interior side yard setback for the existing church building, whereas the By-law requires a minimum interior side yard setback of 7.5 metres.

THE APPLICATION indicates that the Property is the subject of a related current consent application as noted above under the *Planning Act*.