

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

To be held on Wednesday, November 21, 2018, starting 1:00 p.m.
Ben Franklin Place, The Chamber, Main Floor, 101 CentrepoinTE Drive

File Nos.: D08-02-18/A-00377 to D08-02-18/A-00379
Owner(s): R.A.M.D Holdings Inc.
Location: 79, 81, 83 Daly Avenue
Ward: 12 - Rideau-Vanier
Legal Description: Part of Lot 4(North Daly Avenue) Registered Plan 6
Zoning: R4T S69
Zoning By-law: 2008-250

PURPOSE OF THE APPLICATIONS:

The Owner has filed Consent Applications D08-01-18/B-00381 to D08-01-18/B-00383 which, if approved, will have the effect of creating three separate parcels of land. The Owner wants to regularize the location of the existing three-unit dwelling and the existing projections into required front and rear yards, 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-00377: 79 Daly Avenue, Part 1 on a Draft 4R-Plan filed with the applications, one unit.

- a) To permit a reduced westerly interior side yard setback of 0 metres, whereas the By-law requires a minimum interior side yard setback of 1.2 metres.
- b) To permit a reduced front yard setback of 1.81 metres, whereas the By-law requires a minimum front yard setback of 3.0 metres.
- c) To permit a reduced rear yard setback of 1.01 metres, whereas the By-law requires a minimum rear yard setback of 5.0 metres.
- d) To permit stairs to project 1.0 metre into the varied rear yard setback of 1.01 metres, whereas the By-law permits stairs to project 1.5 metres into a required yard but no closer than 1 metre to a lot line.
- e) To permit a second floor balcony to project 1.2 metres into the varied front yard setback of 1.81 metres, whereas the By-law permits a balcony to project 2 metres into a required yard but no closer than 1.0 metre to a lot line.

A-00378: 81 Daly Avenue, Part 2 on the plan filed, one unit.

- f) To permit a reduced front yard setback of 1.81 metres, whereas the By-law requires a minimum front yard setback of 3.0 metres.

- g) To permit a reduced rear yard setback of 1.02 metres, whereas the By-law requires a minimum rear yard setback of 5.0 metres.
- h) To permit stairs to project 1.0 metre into the varied rear yard of 1.02 metres, whereas the By-law permits stairs to project 1.5 metres into a required yard but no closer than 1 metre to a lot line.
- i) To permit a second floor balcony to project 1.2 metres into the varied front yard setback of 1.81 metres, whereas the By-law permits a balcony to project 2 metres into a required yard but no closer than 1.0 metre to a lot line.

A-00379: 83 Daly Avenue, Part 3 on the plan filed, one unit.

- j) To permit a reduced front yard setback of 1.84 metres, whereas the By-law requires a minimum front yard setback of 3.0 metres.
- k) To permit a reduced easterly side yard setback of 0 metres on a corner lot, whereas the By-law requires a minimum side yard setback of 3.0 metres on a corner lot.
- l) To permit a reduced rear yard setback of 0.94 metres, whereas the By-law requires a minimum rear yard setback of 5.0 metres.
- m) To permit a second floor balcony to project 1.2 metres into the varied front yard setback of 1.84 metres, whereas the By-law permits a balcony to project 2 metres into a required yard but no closer than 1.0 metre to a lot line.

THE APPLICATIONS indicate that the Property is the subject of related current consent applications as noted above under the *Planning Act*.