

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

To be held on Wednesday, January 16, 2019 starting at 6:30 p.m.
Ben Franklin Place, The Chamber, Main Floor, 101 Centrepointe Drive

File No.: D08-02-18/A-00102
Owner(s): Zante Investments Ltd.
Location: 1875 Prince of Wales Drive
Ward: 16 - River
Legal Description: Part of Lot 31, Concession B (Rideau Front)
Zoning: R1GG
Zoning By-law: 2008-250

PURPOSE OF THE APPLICATION:

At its Hearing on May 2, 2018, the Committee adjourned this application *sine die* in order to allow the Owner time to amend the proposed building footprint and design. The Owner has now revised its plans and wants to construct a new two-storey detached dwelling, 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 setback of **6.02** metres from the top of the valley slope, whereas the By-law requires a minimum setback of 15.0 metres from the top of the valley slope.
- b) To permit a reduced distance of **24.81** metres from the normal high water mark of a water body, whereas the By-law requires a minimum distance of 30 metres to the normal high water mark.
- c) To permit a reduced front yard setback of **2.54** metres, whereas the By-law requires a minimum front yard setback of 6 metres.
- d) To permit an increase in the building height to **12.5** metres, whereas the By-law permits a maximum building height of 8 metres.

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