

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

To be held on Wednesday, January 16, 2019, starting 1:00 p.m.
Ben Franklin Place, The Chamber, Main Floor, 101 Centrepointe Drive

File Nos.: D08-02-18/A-00417 and D08-02-18/A-00418
Owner(s): Victoria Homes Construction Limited
Location: 212 (214) Columbus Avenue
Ward: 13-Rideau-Rockcliffe
Legal Description: Lot 115, Registered Plan 441
Zoning: R3A
Zoning By-law: 2008-250

PURPOSE OF THE APPLICATIONS:

The Owner has filed Consent Applications (D08-01-18/B-00427 and D08-01-18/B-00428) which, if approved, will have the effect of creating two separate parcels of land. It is proposed to construct a two-storey semi-detached dwelling, with one unit on each parcel, as shown on plans filed with the Committee. The existing detached dwelling and garage are to be demolished. The proposed parcels of land 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-00417 – 212 Columbus Avenue, Part 1 on a Draft 4R-Plan, one half of the proposed semi-detached dwelling

- a) To permit a reduced lot area of 241.5 square metres, whereas the By-law requires a minimum lot area of 270 square metres.
- b) To permit a reduced lot width of 7.62 metres, whereas the By-law requires a minimum lot width of 9.0 metres.

A-00418 – 214 Columbus Avenue, Part 2 on a Draft 4R-Plan, one half of the proposed semi-detached dwelling

- c) To permit a reduced lot area of 241.3 square metres, whereas the By-law requires a minimum lot area of 270 square metres.
- d) To permit a reduced lot width of 7.62 metres, whereas the By-law requires a minimum lot width of 9.0 metres.

THE APPLICATIONS indicate that the Property is the subject of the above-mentioned Consent Applications under the *Planning Act*.