

**Minor Variance Application
Section 45 of the *Planning Act***

**Wednesday, February 3, 2021
6:30 p.m.**

File Nos.: D08-02-20/A-00223
Owner(s): 11260391 Canada Inc.
Location: 97, 99 Granville Street
Ward: 12 - Rideau-Vanier
Legal Description: Lot 20, Reg. Plan 681
Zoning: R4E
Zoning By-law: 2008-250

PURPOSE OF THE APPLICATION:

On October 21, 2020, the Committee of Adjustment adjourned the accompanying Consent Application (D08-01-20/B-00157) to allow the Owner time to file this Minor Variance Application.

The Owner is constructing a semi-detached dwelling that is not located 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 rear yard setback of 8.48 metres, whereas the By-law requires a minimum rear yard setback of 8.53 metres (28% of the lot depth).
- b) To permit a reduced northerly corner side yard setback of 1.97 metres (along Pauline-Charron Place), whereas the By-law requires a minimum corner side yard setback of 4.5 metres.
- c) To permit a reduced southerly interior side yard setback of 1.07 metres, whereas the By-law requires a minimum interior side yard setback of 1.2 metres.

THE APPLICATION indicates that the Property is the subject of the above noted Consent application under the *Planning Act*.