

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

**Wednesday, March 17, 2021
1:00 p.m.**

File Nos.: D08-02-20/A-00326, D08-02-20/A-00327
Owner(s): Samin Investments Ltd.
Location: 692 (692A), (692B) Crystal Street
Ward: 13-Rideau-Rockcliffe
Legal Description: Lot 56, 4M-100
Zoning: R2F
Zoning By-law: 2008-250

PURPOSE OF THE APPLICATIONS:

The Owner has filed Applications for Consent (D08-01-20/B-00374 & D08-01-20/B-00375) which, if approved, will have the effect of creating two separate parcels of land. The proposed parcels will not be in conformity with the requirements of the Zoning By-law.

RELIEF REQUIRED:

In order to proceed, the Owners require the Authority of the Committee for Minor Variances from the Zoning By-law as follows:

A-00326: 692A Crystal St., Parts 1 and 2 on the Draft 4R-Plan, proposed semi-detached dwelling

- a) To permit a reduced lot width of 7.66 metres, whereas the By-law requires a minimum lot width of 9 metres.
- b) To permit a reduced lot area of 233.7 square metres, whereas the By-law requires a minimum lot area of 270 square metres.

A-00327: 692B Crystal St., Parts 3 and 4 on the Draft 4R-Plan, proposed semi-detached dwelling

- c) To permit a reduced lot width of 7.66 metres, whereas the By-law requires a minimum lot width of 9 metres.
- d) To permit a reduced lot area of 233.7 square metres, whereas the By-law requires a minimum lot area of 270 square metres.

THE APPLICATIONS indicate that the Property is the subject of the above noted Consent applications under the *Planning Act*.