

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

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

File Nos.: D08-02-20/A-00284, A-00285
Owner(s): 8775087 Canada Inc.
Location: 808 Claude Street, 636 Mutual Street
Ward: 13-Rideau-Rockcliffe
Legal Description: Lot 20, Registered Plan 743
Zoning: R2F
Zoning By-law: 2008-250

PURPOSE OF THE APPLICATIONS:

At the hearing on December 9, 2020, the Committee of Adjustment adjourned these applications to allow for further consultation with the City's Planning Department and Legal Department in order to determine the additional minor variance required. As a result of consultation that occurred, the Owner has now resubmitted these applications with amendments included in bold as shown below.

The Owner has filed Applications for Consent (D08-01-20/B-00311 & D08-01-20/B-00313) which, if approved, will have the effect of creating two separate parcels of land. As shown on plans filed with the Committee, the existing garage is to be demolished in order to construct a two-storey detached dwelling. The existing 2-storey detached dwelling will remain. 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-00284: 808 Claude Street, Part 1 on a Draft 4R-Plan, existing detached dwelling

- a) To permit a reduced lot area of 350.6 square metres, whereas the By-law requires a minimum lot area of 450 square metres.
- b) To permit a reduced interior yard area of 16.68 square metres, whereas the By-law requires a minimum interior yard area of 26.87 square metres.**

A-00285: 636 Mutual Street, Parts 2 and 3 on a Draft 4R-Plan, proposed detached dwelling

- c) To permit a reduced lot area of 358.6 square metres, whereas the By-law requires a minimum lot area of 450 square metres.

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