

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

**To be held on Wednesday, February 17, 2016, starting at 9:00 a.m.**  
**Ben Franklin Place, The Chamber, Main Floor, 101 Centrepointe Drive**

**File No.:** D08-02-15/A-00414  
**Owner(s):** Kavanagh Family Investments Limited  
**Location:** 6176 (6130 & 6150) Hazeldean Road  
**Ward:** 6 - Stittsville  
**Legal Description:** Pt Lots 23 and 24 Concession 12 Goulbourn  
**Zoning:** AM9  
**Zoning By-law:** 2008-250

**PURPOSE OF THE APPLICATION:**

The Owner has filed Consent Applications (D08-01-15/B-00472 & D08-01-15/B-00473) which, if approved, will have the effect of creating three separate parcels of land. It is proposed to construct a five-storey mixed-use building with a residential care facility and rooming units on one of the parcels and the other two parcels will remain vacant. The proposed mixed-use building, as shown on plans filed with the Committee, 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) To permit a reduced rear yard setback of 5.51 metres whereas the By-law requires a minimum rear yard setback for a non-residential or mixed-use building of 10 metres.
- b) To permit an increased building height of 16.2 metres whereas the By-law permits a maximum permitted building height of 15 metres.

It should be noted that, for By-law purposes, the frontage on Hazeldean Road is deemed to be the front lot line for this property.

**THE APPLICATION** indicates that the Property is the subject of the above-noted Consent Applications under the *Planning Act* as well as a Site Plan Control Application (D07-12-15-0201).