

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

**To be held on Wednesday, August 3, 2016, starting at 9:00 a.m.**  
**Ben Franklin Place, The Chamber, Main Floor, 101 Centrepointe Drive**

**File No.:** D08-02-16/A-00206  
**Owner(s):** Stittsville District Lions Club  
**Location:** 1339 Stittsville Main Street  
**Ward:** 6-Stittsville  
**Legal Description:** Part of the North West Half Lot 24, Concession 11  
**Zoning:** TM9 H(15)  
**Zoning By-law:** 2008-250

**PURPOSE OF THE APPLICATION:**

The Owner wants to replace the existing covered building entrance with a new 4.19 m x 7.62 m front entrance addition to the existing mixed use building. The proposed addition will include a stairwell and an elevator to provide access to the basement level to serve a banquet hall, as shown on the plans filed with the Committee.

**RELIEF REQUIRED:**

In order to proceed, the Owner requires the Authority of the Committee for Minor Variances as follows:

- a) To permit a south eastern interior side yard setback of 21.666 metres for the proposed addition, whereas the By-law requires a maximum interior side yard setback of 3 metres between non-residential or mixed-use buildings.
- b) To permit a north western interior side yard setback of 31.496 metres for the proposed addition, whereas the By-law requires a maximum interior side yard setback of 6 metres where a driveway is provided.
- c) To permit a building height of 4.92 metres for a distance of 15.527 metres from the front lot line for the proposed addition, whereas the By-law requires a minimum building height of 6.7 metres for a distance of 20 metres from the front lot line.
- d) To permit a façade facing the main street to not include an active entrance, whereas the By-law states in part, that the façade facing the main street must include at least one active entrance serving each residential or non-residential use occupying any part of the ground floor. The proposed new entrance will have an active entrance at the interior northwestern side yard.
- e) To permit 0% of the lot width within a distance of the front lot line to the required maximum front yard setback to be occupied by building walls, whereas the By-law requires a minimum of 50% of the lot width (i.e. lot width 60.96 metres) within a distance of the front lot line equal to the required maximum front yard setback

(i.e. maximum front yard 5.0 metres) to be occupied by building walls if the lot is less than 90 metres wide.

- f) To permit a front yard setback of 11.336 metres for the proposed addition, whereas the By-law requires a maximum front yard setback of 5 metres where there are high voltage power lines present near the front lot line.

**THE APPLICATION** indicates that the Property is not the subject of any other current application under the *Planning Act*.