

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

**To be held on Wednesday, March 15, 2017, starting at 9:00 a.m.**  
**Ben Franklin Place, The Chamber, Main Floor, 101 Centrepointe Drive**

**File No.:** D08-02-17/A-00025  
**Owner(s):** Helley Holdings Inc.  
**Location:** 2878 Carp Road  
**Ward:** 5-West Carleton  
**Legal Description:** Part of Lot 9, Concession 2  
**Zoning:** RC9[275r]-h  
**Zoning By-law:** 2008-250

**PURPOSE OF THE APPLICATION:**

In 2015, the Committee of Adjustment approved an Application for Consent (D08-01-15/B-00009), to subdivide its property into two separate parcels of land in order to create one new rural commercial lot. As a result, a condition was imposed to convey, at no charge to the City a 0.30 metre reserve across the frontage of the severed and retained lands to restrict the creation of any further access points on Carp Road. This left the parcel landlocked, and not developable in accordance with the Zoning By-law. The Owner has now submitted a Minor Variance application to develop a lot that does not front on a public street.

**RELIEF REQUIRED:**

In order to proceed, the Owner requires the Authority of the Committee for a Minor Variance from the Zoning By-law to permit development on a lot that does not abut an improved public street, whereas the By-law states that no person shall develop or otherwise use any lot unless that land abuts an improved public street for a distance of at least 3.0 metres, except in RU and AG Zones or Subzones where the distance must be equal to the minimum required lot width for the respective zone.

**THE APPLICATION** indicates that the Property is the subject of an application for Site Plan Control (Application No. D07-12-16-0116) under the *Planning Act*.