

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

**To be held on Wednesday, March 15, 2017, starting at 6:30 p.m.**  
**Ben Franklin Place, The Chamber, Main Floor, 101 Centrepointe Drive**

**File No.:** D08-02-17/A-00029  
**Owner(s):** Hydro Ottawa Limited  
**Location:** 3475 Hawthorne Road  
**Ward:** 10 - Gloucester-Southgate  
**Legal Description:** Part of Lots 5 & 6 and Part of Road Allowance between Lots 5 & 6 (As Closed by By-law, Inst. OC807861), Conc. 6 (Rideau Front)  
**Zoning:** IL[1713] and IH[1714]  
**Zoning By-law:** 2008-250

**PURPOSE OF THE APPLICATION:**

The Owner wants to construct three new buildings with an outdoor storage yard for vehicles and equipment in the Hydro Ottawa east campus, all as shown on plans filed with the Committee. The development will include the following:

- The construction of a four-storey office and operations centre on the south side of the property fronting on Hunt Club Road, building (EC1).
- The construction of a one-storey garage building on the west side of the property, building (EC2) and
- The construction of a one-storey storage building on the north side of the property, building (EC3).

**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 an increase in building height to 20.84 metres for a portion of the building (EC1) located in the IL zone whereas the By-law permits a maximum building height of 18 metres in an IL zone.

**THE APPLICATION** indicates that the Property is the subject of a related current Site Plan Control Application (D07-12-16-0177) under the *Planning Act*.