

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

To be held on Wednesday, April 5, 2017, starting at 6:30 p.m.
Ben Franklin Place, The Chamber, Main Floor, 101 Centrepointe Drive

File No.: D08-02-17/A-00046
Owner(s): 4368517 Canada Inc.
Location: 1375 Trim Road
Ward: 1 - Orleans
Legal Description: Part of Lot 30, Conc. 1 (Old Survey)
Zoning: GM15 H(20)
Zoning By-law: 2008-250

PURPOSE OF THE APPLICATION:

The Owner proposes a commercial development on the site as, shown on plans filed with the Committee. The development will include the following:

- Building A, a two-unit building containing a 203 square metre restaurant with a drive-through and a 150 square metre retail space at the north-east corner of the site.
- Building B, a two-unit building containing a 139 square metre restaurant and a 195 square metres restaurant with a drive-through fronting on Trim Road.
- Building C, a one-unit building containing a 170 square metre medical facility fronting on Old Montreal Road.

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 landscaped buffer width of 0 metres along the easterly boundary whereas the By-law requires a minimum landscaped buffer width of 1.5 metres around a parking lot.
- b) To permit a reduced landscaped area within the parking lot of 2% or 25.51 square metres whereas the By-law requires a minimum landscaped area of 15% or, in this case 237 square metres of landscaped area.
- c) To permit a reduced number of parking spaces to 50 spaces for the three proposed buildings whereas the By-law requires a minimum of 52 parking spaces for both the required and shared parking spaces.

THE APPLICATION indicates that the Property is not the subject of a related current Site Plan Control Application (D07-12-16-0124) under the *Planning Act*.