

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

To be held on Wednesday, June 7, 2017 starting at 6:30 p.m.
Ben Franklin Place, The Chamber, Main Floor, 101 Centrepointe Drive

File No.: D08-02-17/A-00122
Owner(s): Colonnade Real Estate Developmewnt Inc. (CRED)
Location: 5045 Innovation Drive
Ward: 4 - Kanata North
Legal Description: Part of Block 4, Reg. Plan 4M-1104
Zoning: IG6[218] H(44) s183
Zoning By-law: 2008-250

PURPOSE OF THE APPLICATION:

At its Hearing on April 19, 2017 the Committee refused Minor Variance Application D08-02-17/A-00071 pertaining to this property. The Owner is now reapplying to develop the property at the south-west corner of Terry Fox Drive and Innovation Drive, as shown on plans filed with the Committee. The development will include:

- The construction of 390 square metre retail/restaurant building at the corner of Terry Fox Drive and Innovation Drive (Building CRU 2).
- A 323 square metre gas station building with a drive through facility facing Terry Fox Drive.
- A 285 square metre restaurant building with a drive-trough at the corner of Innovation Drive and a Private access road (Building CRU 1)

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 front yard setback of 6 metres on Terry Fox Drive whereas the By-law requires a minimum front yard setback of 12 metres.
- b) To permit a reduced easterly side yard setback on Innovation Drive of 6 metres whereas the By-law requires a minimum side yard setback of 12 metres.

THE APPLICATION indicates that the Property is the subject of a current related Site Plan Control Application D07-12-16-0178 under the *Planning Act*.