

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

To be held on Wednesday, July 19, 2017, starting at 9:00 a.m.
Ben Franklin Place, The Chamber, Main Floor, 101 Centrepointe Drive

File No.: D08-02-17/A-00173
Owner(s): G.W. Drummond Family Holdings Ltd.
Location: 5220 Mitch Owens Road
Ward: 20-Osgoode
Legal Description: Part of Lot 1, Concession 1
Zoning: RC1[387r]
Zoning By-law: 2008-250

PURPOSE OF THE APPLICATION:

The Owner wants to redevelop a gas station site in order to reorient the convenience store to the northwest corner and to position the gas pumps to a more internal location on the site, as shown on plans filed with the Committee.

RELIEF REQUIRED:

In order to proceed, the Owner requires Minor Variances from the Zoning By-law as follows:

- a) To permit a reduced northerly corner side yard setback of 4.5 metres whereas the By-law requires a corner side yard setback of 7.5 metres.
- b) To permit a reduced amount of landscaping within the front and corner side yards as per the plans submitted, whereas the By-law requires that the front and corner side yards be landscaped except for driveways crossing the front or corner side yard leading to a parking area.
- c) To permit a reduced landscaped buffer of 0 metres (for a portion fronting on Mitch Owens) whereas the By-law requires a landscaped buffer of 3.0 metres.
- d) To permit a reduced landscaped area within a parking lot to 11% (146.97 square metres) whereas the By-law requires a minimum of 15% (196.01 square metres) of landscaped area within a parking lot.

THE APPLICATION indicates that the Property is the subject of a Site Plan Control Application (D07-12-16-0160) under the *Planning Act*.

The APPLICATION further indicates that the Property is not the subject of any other Applications under the *Planning Act*.