

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

To be held on Wednesday, December 6, 2017, starting at 9:00 a.m.
Ben Franklin Place, The Chamber, Main Floor, 101 Centrepointe Drive

File No.: D08-02-17/A-00312
Owner(s): PBC Sweetnam Holdings Inc.
Location: 2, 5, 9 Rowan Road, 2A, 24 and 26A Bradley Green Court
Ward: 6-Stittsville
Legal Description: Lot 26, Concession 12
Zoning: AM9[2100]
Zoning By-law: 2008-250

PURPOSE OF THE APPLICATION:

The Owner wants to remove and replace four of the older mobile homes in the Fringewood North Mobile Home Park and to add an additional two new lots/mobile homes as part of the ongoing improvement and updating of the park that commenced in 2000. There will be a total of 67 mobile homes. It should be noted that the property is considered one lot for By-law purposes, with Hazeldean Road being the front lot line.

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 westerly interior side yard setback of 1.2 metres for 5 and 9 Rowan Road, whereas the By-law requires a minimum interior side yard setback 3.0 metres.
- b) To permit a reduced easterly interior side yard setback of 1.5 metres for 2A and 26A Bradley Green Court, whereas the By-law requires a minimum interior side yard setback of 3.0 metres.
- c) To permit a reduced easterly interior side yard setback of 1.2 metres for 24 Bradley Green Court, whereas the By-law requires a minimum interior side yard setback of 3.0 metres.
- d) To permit a reduced front yard setback of 8.8 metres for 2 Rowan Road, whereas the By-law requires a minimum front yard setback of 15 metres.
- e) To permit a reduced front yard setback of 8.1 metres for 2A Bradley Green Court, whereas the By-law requires a minimum front yard setback of 15 metres.

THE APPLICATION indicates that the Property is not the subject of any other current application under the *Planning Act*.