

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

To be held on Wednesday, July 18, 2018, starting at 6:30 p.m.
Ben Franklin Place, The Chamber, Main Floor, 101 Centrepointe Drive

File No.: D08-02-18/A-00228
Owner(s): Mattamy Homes
Location: 2444 Watercolours Way
Ward: 3 - Barrhaven
Legal Description: Part of Lot 11, Concession 3 (Rideau Front)
Zoning: GM[1628]
Zoning By-law: 2008-250

PURPOSE OF THE APPLICATION:

The Owner wants to construct a total of sixty (60) back-to-back, stacked condominium units, comprised of five, three-storey blocks of twelve units, as shown on plans filed with the Committee. Three of the five proposed blocks will not be in conformity with the requirements of the Zoning By-law.

RELIEF REQUIRED:

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

Block 3 – one of the proposed blocks located at the north-west corner of the subject property

- a) To permit a reduced front yard setback of 1.9 metres, whereas the By-law requires a minimum front yard setback of 3 metres.

Block 4 – one of the proposed blocks located at the south-west corner of the subject property

- b) To permit a reduced interior side yard setback of 1.5 metres, whereas the By-law requires a minimum interior side yard setback of 3 metres.
- c) To permit a reduced rear yard setback of 4.6 metres, whereas the By-law requires a minimum rear yard setback of 7.5 metres.

Block 5 – one of the proposed blocks located at the south-east corner of the subject property

- d) To permit a reduced interior side yard setback of 1.5 metres, whereas the By-law requires a minimum interior side yard setback of 3 metres.

THE APPLICATION indicates that the Property is the subject of a current Site Plan Control Application (D07-12-18-0048) under the *Planning Act*.