

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

**To be held on Wednesday, October 17, 2018 starting at 6:30 p.m.**  
**Ben Franklin Place, The Chamber, Main Floor, 101 Centrepointe Drive**

**File No.:** D08-02-18/A-00313  
**Owner(s):** Urbandale Construction  
**Location:** 800 Ralph Hennessy Avenue  
**Ward:** 22-Gloucester South Nepean  
**Legal Description:** PLAN 4M1573 BLK 211  
**Zoning:** R4Z  
**Zoning By-law:** 2008-250

**PURPOSE OF THE APPLICATION:**

The Owner wants to construct a planned unit development containing 68 stacked townhouse units in eight buildings. The proposed plan 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:

- a) To permit a reduced landscape buffer width of 0.85 metres for the area of the parking lot located between Blocks 3 and 4, whereas the By-law requires a minimum landscape buffer width of 3.0 metres for a parking lot abutting a street.
- b) To permit a reduced landscape buffer width of 1.91 metres for the area of the parking lot located between Blocks 1 and 2 (adjacent to Earl Armstrong Road), whereas the By-law requires a minimum landscape buffer width of 3.0 metres for a parking lot abutting a street.

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