

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

To be held on Wednesday, February 6, 2019 starting at 1:00 p.m.
Ben Franklin Place, The Chamber, Main Floor, 101 CentrepoinTE Drive

File No.: D08-02-18/A-00441
Owner(s): Uniform Urban Developments
Location: 850 (852) (854) (856) (858) Mikinak Road
Ward: 13-Rideau-Rockcliffe
Legal Description: Lots 1, 2, 3, 4, 5, Blocks 6, 7, 8, 11, 13, 14 (Block 11) in this case
Zoning: R4
Zoning By-law: 2008-250

PURPOSE OF THE APPLICATION:

The Owner is proposing to construct five (5) three-storey townhomes in Phase 1B of the new community of Wateridge Village (formerly the Canadian Air Force Base) as shown on plans filed with the Committee. It has been discovered, that five future lots and the proposed dwellings do not conform to the Zoning By-law and therefore the Owner has filed a Minor Variance Application.

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 lot area of 128.1 square metres, whereas the By-law requires a minimum lot area of 150 square metres (Unit 4, only).
- b) To permit a reduced rear yard setback of 5.5 metres, whereas the By-law requires a minimum rear yard setback of 6.0 metres (Units 1-5).
- c) To permit a projection (balcony) 0.6 metres above grade to project into the rear yard of 1.92 metres, whereas the By-law states that balconies may not project into rear yard on lots 30 metres or less in depth. In this case, the lot depth is 5.5 metres (Units 1-5).

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