

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

To be held on Wednesday, September 4, 2019, starting at 6:30 p.m.
Ben Franklin Place, The Chamber, Main Floor, 101 Centrepointe Drive

File No.: D08-02-19/A-00233
Owner(s): Tamarack (Nepean) Corporation
Location: 245,257,262,270,278 Pastel Way
Ward: 3 - Barrhaven
Legal Description: Blocks 66,67,68,69,70 Reg.Plan No 4M-1626
Zoning: R3Z (1807) and R5Z (1807)
Zoning By-law: 2008-250

PURPOSE OF THE APPLICATION:

The Owner wants to develop the property bounded by Jackdaw Avenue to the south, future Greenbank Road to the west, and Egret Way to the east (Part of Phase 4 subdivision "the Meadows"). The proposal is for five back-to-back townhouse buildings with one on each block, two of which are under construction, as shown on plans filed with the Committee. Four of the buildings will contain 8 back to back units, with the fifth building containing 10 units, for an overall total of 42 dwelling units. There are two zoning designation applicable to this site.

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 94 square metres in the **R3Z** (1807) zone for townhouse units, whereas the By-law requires a minimum lot area of 150 square metres (Blocks 66,67,68).
- b) To permit a reduced lot area of 94 square metres in the **R5Z** (1807) zone for townhouse units, whereas the By-law requires a minimum lot area of 150 square metres (Blocks 69,70).

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