

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

To be held on Wednesday, March 4, 2020 starting at 9:00 a.m.
Ben Franklin Place, The Chamber, Main Floor, 101 Centrepointe Drive

File No.: D08-02-19/A-00358
Owner: Brad Beerwort
Location: 6738 Rideau Valley Drive South
Ward: 21 - Rideau-Goulbourn
Legal Description: Lot 12 (west side of road), Reg Plan 7 and Part of Lot 23, Con 1
Zoning: VM
Zoning By-law: 2008-250

PURPOSE OF THE APPLICATION:

On January 22, 2020, the Committee of Adjustment adjourned this application in order to allow the Owner time to amend the application and add another variance request, identified as variance d) below.

The Owner has constructed a two-storey addition at the rear of the existing office building, which will be used for dry storage, as shown on plans filed with the Committee.

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 rear yard setback of 7.48 metres, whereas the By-law requires a minimum rear yard setback of 7.5 metres.
- b) To permit a reduced lot area of 683.36 square metres, whereas the By-law requires a minimum lot area of 1,350 square metres.
- c) To permit a reduced number of parking spaces to 2 spaces, whereas the By-law requires a minimum of 7 parking spaces.
- d) To permit an increased gross leasable floor area of 85 square metres for the addition, whereas the By-law states that additions in a flood plain overlay are permitted if the addition does not exceed an amount equal to 20 percent of the gross floor area of the building, or 20 square metres, whichever is less.

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