

**Minor Variance Application
Section 45 of the *Planning Act***

**Wednesday, January 13, 2021
6:30 p.m.**

File No.: D08-02-20/A-00252
Owner(s): Barrhaven Conservancy Development Corporation
Location: 4345 and 4375 McKenna Casey Drive
Ward: 3-Barrhaven
Legal Description: Part of Lots 14 and 15, Concession 4 (Rideau Front)
Zoning: DR
Zoning By-law: 2008-250

PURPOSE OF THE APPLICATION:

The Owner has filed Applications for Consents (D08-01-20/B-00244 to D08-01-20/B-00245) which, if approved, will have the effect of creating two separate parcels of land for future residential subdivisions, as shown on plans filed with the Committee. One of the newly created parcels of land 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 lot that abuts an improved public street for a distance of 0 metres, whereas the By-law states that no person shall develop or otherwise use any lot unless that land abuts an improved public street for a distance of at least 3.0 metres.
- b) To permit the severance of land where the severed/retained portion (reciprocal consent) abuts an improved street for a distance of 0 metres, whereas the By-law states that no person shall sever any land unless the land severed and the land retained each abut a street.
- c) To permit the severance of more than two lots where the severed/retained portion (reciprocal consent) abuts a public street for a distance of 0 metres) whereas the By-law states that where a severance involves more than two lots, subsection (1) applies with all necessary modifications to each lot involved.

THE APPLICATION indicates that the Property is the subject of the above-noted Consent Applications under the *Planning Act*.