

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

**Wednesday, February 17, 2021
6:30 p.m.**

File No.: D08-02-20/A-00359
Owner(s): Minto Communities Incorporated
Location: 335 Sandhill Road
Ward: 4-Kanata North
Legal Description: Part of Lot, Concession 4, March, Parts 3 to 8 on 4R-26601, Subject to an easement in gross as in OC1471755, Subject to an easement as in OC1471757, Subject to an easement in gross over Parts 5 & 6 on 4R-26601, as in OC1445177, Subject to an easement in gross over Parts 4 & 6 on 4R-26601 as in OC1445178, City of Ottawa
Zoning: R4Z [2630]
Zoning By-law: 2008-250

PURPOSE OF THE APPLICATION:

The Owner wants to construct a Planned Unit Development (PUD) which will contain 69 townhouse units on its property, of which the most north westerly interior side yard will not be in conformity with the provisions of the Zoning By-law. The property as well as the proposed PUD are shown on plans filed with the Committee.

RELIEF REQUIRED:

In order to proceed, the Owner requires the Authority of the Committee for a Minor Variance from the Zoning By-law to permit a reduced interior side yard setback for a PUD beyond the first 18 metres from a public street of 3.0 metres, whereas the By-law requires a minimum interior side yard setback for a PUD beyond the first 18 metres from a public street of 5.0 metres.

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