

COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

Ottawa

MINOR VARIANCE/PERMISSION APPLICATION

Under Section 45 of the Planning Act **To be held on**

Wednesday, January 16, 2008 starting at 6:30 p.m.

Ben Franklin Place, The Chamber, Main Floor, 101 Centrepointe Drive

File No.	D08-02-07/A-00486	Legal Description:	Part of Lot 15, Cone. 3, Reg. Plan No. 4R-15875
Owner(s):	Cedarview Square Inc.	Zone:	CN
Location:	4100 Strandherd Drive	Zoning By-law:	100-2000
Committee Panel:	2	Former Municipality:	Nepean
Ward:	3 - Barrhaven		

PURPOSE OF THE APPLICATION

The Owner wants to construct a commercial development consisting of 3, 1-storey retail buildings on its property, as shown on plans filed with the Committee. The main retail building will have a partial 2nd floor of 836 square metres.

RELIEF REQUIRED

In order to proceed, the Owner requires the Authority of the Committee for Minor Variances to the Zoning Bylaw as follows:

- a) To permit an increase to the gross leaseable floor area to 4,063.5 square metres, whereas the By-law permits a maximum gross leaseable area of 1,859 square metres.
- b) To permit a reduction in the required number of parking spaces to 142, whereas the By-law requires a minimum of 215 parking spaces.
- c) To permit an increased parking aisle width of 6.7 metres, whereas the By-law permits a maximum parking aisle width of 6.09 metres.
- d) To permit reduced parking space sizes of 2.6 m x 5.2 m, whereas the By-law requires a minimum parking space size of 2.74 m x 6.09 m.
- e) To permit a reduced front yard of 3.0 metres, whereas the By-law requires a minimum front yard of 6.0 metres.
- f) To permit a reduced rear yard of 3.0 metres, whereas the By-law requires a minimum rear yard of 6.0 metres
- g) To permit a reduced easterly side yard of 3.0 metres, whereas the By-law requires a minimum side yard of 6.0 metres.

* For By-law purposes Strandherd Drive is deemed to be the frontage for this property.

THE APPLICATION indicates that the Property is the subject of a current application (Site **Plan Application** D07-12-05-0280) under the Planning Act.

YOU ARE ENTITLED TO ATTEND the Committee of Adjustment Hearing concerning this application because you are an assessed owner of one of the neighbouring properties. If you have specific comments regarding this application, you may submit a letter to the Secretary-Treasurer of the Committee at the address shown below, and such written submissions shall be available for inspection by any interested person. **Every attempt should be made to file your submission 5 days prior to the Hearing date. IF YOU DO NOT ATTEND** this Hearing, it may proceed in your absence and, except as otherwise provided in the *Planning Act*, you will not be entitled to any further notice in the proceedings.

A COPY OF THE DECISION of the Committee will be sent to the applicant and to each person who appeared in person or who was represented at the hearing AND who filed with the Secretary-Treasurer a written request to receive the decision. This will also entitle you to be advised of a possible Ontario Municipal Board Hearing. Even if you are the successful party, you should request a copy of the Decision since the Committee of Adjustment's Decision may be appealed to the Ontario Municipal Board by the Applicant or another member of the public.

ADDITIONAL INFORMATION regarding this application is available to the public for viewing at the Committee office (Ben Franklin Place, 101 Centrepointe Drive, 4th Floor) between the hours of 8:00 a.m. and 4:00 p.m. Monday to Friday; or you may contact Lillian O'Neill at 613-580-2424, extension 27812 or Stephanie Charlebois at 613-580-2424, extension 23644.

DATED: December 31, 2007