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Committee of Adjustment
Received | Reçu le

2024-06-28

City of Ottawa | Ville d'Ottawa
Comité de dérogation

June 27, 2024

To Whom It May Concern,

RE: Variance Application for 3796/3798 Dunrobin Rd, File # D08-02-15 / A-00290

Please find attached survey for 3796/98 Dunrobin Rd. The reason for our variance is to reduce the setback for the canopy to zero feet. The current canopy is approximately 1-2 feet from the property line. The proposed variance is for the north side of the property, which fronts to an unopened road allowance, that is not a part of any current future transportation expansion that I am aware of, which was confirmed to me in communication from the City's transportation department from when the application was first submitted.

Our new layout, in keeping with modern layouts of gas stations, will require us to have one long island rather than two islands. Therefore, we require the minimal setback to be able to accommodate this.

We further submit that the four tests, as per the Planning Act, will be met. Namely:

1) Is the variance minor?

There is a canopy already less than 2 meters from the north property line. The variance request to bring a new canopy to zero would be a minor change.

2) Is the general intent and purpose of the zoning by-law maintained?

The intent and purpose of the bylaw is being maintained, as the gas station operation will continue with the variance, and will allow for more customers to be efficiently served.

3) Is the general intent and purpose of the official plan maintained?

The Official Plan designates the area as Rural Countryside. Section 9.2.2 of the Official Plan further supports uses for the "local rural community or the travelling public," and includes gas stations in its description.

4) Is the Variance desirable for the use of the property?

Yes, as the variance will allow the property to be redeveloped with the current use.

The variance and layout will enable us to continue to serve the local and traveling public in the most efficient manner both now and in the future. The new layout will also enable potential parking for electric vehicles and charging.

Thank you,

Gagan Panjhzari
Budco Holdings Ltd