

COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING



APPLICATIONS FOR CONSENT

Under Section 53 of the Planning Act

To be held on Wednesday, May 19th, 2010 starting at 6:30 p.m.

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

File No.	D08-01-10/B-00140 to D08-01-10/B-00143	Legal Description:	Lot 7, Reg. Plan 293944
Owner(s):	1364415 Ontario Ltd.	Zoning Designation:	R2F
Location:	2290, (2292, 2294, 2296, 2298) Lawn Avenue	Zoning By-law:	2008-250
Committee Panel:	2	Former Municipality:	Ottawa
Ward:	7 - Bay		

PURPOSE OF THE APPLICATION:

The Owner wants to subdivide its property into 4 separate parcels of land in order to establish separate ownerships for 2 new, 2-storey semi-detached dwellings, with one dwelling unit on each of the newly created parcels.

CONSENTS ARE REQUIRED FOR THE FOLLOWING:

In order to proceed, the Owner requires the Consent of the Committee for Conveyances and a Maintenance/Joint Use Agreement. The property is shown as Parts 1 to 4 on the Draft 4R-Plan filed with the Applications and the separate parcels would be as follows:

<u>Application No.</u>	<u>Part No.</u>	<u>Frontage</u>	<u>Depth</u>	<u>Area</u>	<u>Municipal Address</u>
B-00140:	4	8.19 m	54.0 m (Irregular)	389.1 m ²	2292 Lawn Avenue (One half of one of the proposed semi- detached dwellings)
B-00141:	2	7.85 m	48.05 m (Irregular)	333.1 m ²	2296 Lawn Avenue (The other half of one of the proposed semi-detached dwellings)
B-00142:	3	7.52 m	50.91 (Irregular)	350.8 m ²	2294 Lawn Avenue (One half of one of The proposed semi- detached dwellings)
B-00143:	1	8.52 m	45.06 m (Irregular)	316.8 m ²	2298 Lawn Avenue (The other half of one of the proposed semi-detached dwellings)

Approval of these applications will have the effect of creating 4 separate parcels of land, all of which are not in conformity with the requirements of the Zoning By-law, therefore Minor Variance Applications (**D08-02-10/A-00142 to D08-02-10/A-00145**) have been filed and will be heard concurrently with these applications.

D08-01-10/B-00140 to D08-01-10/B-00143

YOU ARE ENTITLED TO ATTEND the Committee of Adjustment Hearing concerning these applications **because you are an assessed owner of one of the neighbouring properties.** If you have specific comments regarding these applications, 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.

IF YOU WISH TO BE NOTIFIED of the Decision of the Committee of Adjustment in respect of the proposed consents, you must make a written request to the Secretary-Treasurer of the Committee of Adjustment at the address shown below. 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.

IF A PERSON OR PUBLIC BODY THAT FILES AN APPEAL against a decision of the Committee of Adjustment in respect of the proposed consents, has not made a written submission to the Committee of Adjustment before it gives or refuses to consents, the Ontario Municipal Board may dismiss the appeal.

ADDITIONAL INFORMATION regarding these applications is available to the public for viewing at the Committee office (Ben Franklin Place, 101 Centrepointhe Drive, 4th Floor) between the hours of 8:00 a.m. and 4:00 p.m. Monday to Friday; or you may contact Madeleine Albert at 613-580-2424, extension 41662 or Lillian O'Neill at 613-580-2424, extension 27812.

DATED: May 3, 2010

*Shaping our future together
Ensemble, formons notre avenir*

Committee of Adjustment
101 Centrepointhe Drive
Ottawa, ON K2G 5K7
Telephone: (613) 580-2436
Fax: (613) 580-2425
E-mail : cofa@ottawa.ca
Internal code: 04-13

Comité de dérogation
101, promenade Centrepointhe
Ottawa, ON K2G 5K7
Téléphone : (613) 580-2436
Télécopie : (613) 580-2425
Courriel : cofa@ottawa.ca
Code interne : 04-13