

# COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING



## MINOR VARIANCES/PERMISSION APPLICATIONS

Under Section 45 of the Planning Act

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

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

<b>File No.</b>	D08-02-10/A-00142 to D08-02-10/A-00145 1364415 Ontario Ltd.	<b>Legal Description:</b>	Lot 7, Reg. Plan 293944
<b>Location:</b>	2290, (2292, 2294, 2296, 2298) Lawn Avenue	<b>Zoning Designation:</b>	R2F
<b>Committee Panel:</b>	2	<b>Zoning By-law:</b>	2008-250
<b>Ward:</b>	7 - Bay	<b>Former Municipality:</b>	Ottawa

### **PURPOSE OF THE APPLICATION:**

The Owner has filed Consent Applications (**D08-01-10/B-00140 to D08-01-10/B-00143**) which, if approved, will have the effect of creating 4 separate parcels of land, all of which will not be in conformity with the requirements of the Zoning By-law. The Owner wants to construct 2 new, 2-storey semi-detached dwellings, one unit on each of the newly created parcels, as shown on plans filed with the Committee. The existing dwelling and detached shed, located on the property, are to be demolished.

### **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-00142:** 2298 Lawn Avenue, Part 1 on the Draft 4R-Plan filed with the applications, which will contain one half of a proposed semi-detached dwelling.

- (a) To permit a reduced lot width of 7.73 metres, whereas the By-law requires a minimum lot width of 9.0 metres.
- (b) To permit a reduced westerly side yard setback of 0.84 metres, whereas the By-law requires a minimum side yard setback of 1.2 metres.

**A-00143:** 2296 Lawn Avenue, Part 2 on said Plan, which will contain the other half of the proposed semi-detached of a proposed semi-detached dwelling.

- (c) To permit a reduced lot width of 7.28 metres, whereas the By-law requires a minimum lot width of 9.0 metres.
- (d) To permit a reduced easterly side yard setback of 0.94 metres, whereas the By-law requires a minimum side yard setback of 1.2 metres.

**A-00144:** 2294 Lawn Avenue, Part 3 on said Plan, which will contain one half of a proposed semi-detached dwelling.

- (e) To permit a reduced lot width of 6.99 metres, whereas the By-law requires a minimum lot width of 9.0 metres.
- (f) To permit a reduced westerly side yard setback of 0.89 metres, whereas the By-law requires a minimum side yard setback of 1.2 metres.

**A-00145:** 2292 Lawn Avenue, Part 4 on said plan, which will contain the other half of a proposed semi-detached dwelling.

- (g) To permit a reduced lot width of 7.52 metres, whereas the By-law requires a minimum lot width of 9.0 metres.

D08-02-10/A-00142 to D08-02-10/A-00145

**THE APPLICATIONS** indicate that the Property is the subject of current Consent Applications (**D08-01-10/B-00140 to D08-01-10/B-00143**) that have been filed and will be heard concurrently with these applications.

**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.

**A COPY OF THE DECISION** of the Committee will be sent to the applicant/agent, 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 these applications is available to the public for viewing at the Committee office 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*

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