

**COMMITTEE OF ADJUSTMENT
FOR THE CITY OF OTTAWA**

**COMITÉ DE DÉROGATION
POUR LA VILLE D'OTTAWA**

DECISION/DÉCISION
MINOR VARIANCE/AUTORISATION
(Section 45 of the *Planning Act*)
(Article 45 de la *Loi sur l'aménagement du territoire*)

File No./Dossier n°:	D08-02-12/A-00194 & D08-02-12/A-00195
Owner/ Propriétaire:	Jonathan Lofthouse & Emily Rothwell (Under Agreement of Purchase & Sale)
Agent/ Représentant:	Jonathan Lofthouse
Legal Description//Description officielle:	Part Lot 14, Reg. Plan 219
Property Address/Adresse de la propriété:	188, (190) Carleton Avenue
Zoning/Zonage:	R2D
By-Law/Règlement:	2008-250
Ward/ Quartier:	15 - Kitchissippi
Former Municipality/Ancienne municipalité:	Ottawa

Notice was given and a Public Hearing was held on June 20, 2012 as required by the *Planning Act*.

PURPOSE OF THE APPLICATION/OBJET DE LA DEMANDE :

The Owners have filed Consent Applications (File Nos. D08-01-12/B-00199 & D08-01-12/B-00200) which, if approved, will have the effect of creating two separate parcels of land, both of which will not be in conformity with the requirements of the Zoning By-law. The Owners want to demolish the existing dwelling in order to construct a new two-storey semi-detached dwelling, as shown on plans filed with the Committee.

RELIEF REQUIRED FOR THE FOLLOWING/AUTORISATION REQUISE:

In order to proceed, the Owners require the Authority of the Committee for Minor Variances from the Zoning By-law as follows:

File No./Dossier n°: D08-02-12/A-00194 & D08-02-12/A-00195

A-00194: 188 Carleton Avenue, Part 1 on Draft 4R-Plan, half of the proposed semi-detached dwelling

- a) To permit a reduced lot width of 7.62 metres whereas the By-law requires a minimum lot width of 9.0 metres.
- b) To permit a reduced lot area of 231.8 square metres whereas the By-law requires a minimum lot area of 270 square metres.

A-00195: 190 Carleton Avenue, Part 2 on said plan, other half of the proposed semi-detached dwelling

- c) To permit a reduced lot width of 7.62 metres whereas the By-law requires a minimum lot width of 9.0 metres.
- d) To permit a reduced lot area of 231.8 square metres whereas the By-law requires a minimum lot area of 270 square metres

The applications indicate that the Property is the subject of the above mentioned Consent applications under the *Planning Act*.

At the Hearing, the Committee heard from Mr. J. Lofthouse, one of the owners of the property who appeared with Ms. E. Rothwell, Co-owner of the property. A presentation was also made by Ms. L. Banker, Co-Chair of the Champlain Park Community Association outlining the reasons the Association was in support of the applications.

DECISION AND REASONS OF THE COMMITTEE: APPLICATION GRANTED
DÉCISION ET MOTIFS DU COMITÉ: DEMANDE ACCORDÉE

The Committee, having considered the evidence presented and having reviewed the plans and correspondence on file, is mindful of the infill and intensification policies of the City's Official Plan and the importance of compatibility with community character. The Committee takes note of the fact that semi-detached dwellings are permitted in this zone and is of the opinion that the creation of the proposed lots for this use will not be greatly out of character with the lots in the neighbourhood. The Committee further notes the support of the local Community Association and the level of consultation that has occurred. The Committee, therefore, is satisfied, in all the circumstances and in this instance, that the variances sought are minor, that they are desirable for the appropriate development or use of the land and that the general intent of the Zoning By-law and the Official Plan is maintained. This application is granted subject to the proposed construction being in accordance with the revised plans filed and Committee of Adjustment date stamped May 9, 2012.