

COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING



APPLICATIONS FOR CONSENT

Under Section 53 of the *Planning Act*

To be held on Wednesday, November 20, 2013 starting at 1:00 p.m.

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

File No.	D08-01-13/B-00413 & D08-01-13/B-00414	Legal Description:	Part Lot 12, Reg. Plan 219
Owner(s):	Lagimodiere Homes Inc.	Zoning Designation:	R2D under Zoning By-law 2008-250 as amended by By-law 2012-147
Location:	153 & (155) Carleton Avenue	Former Municipality:	Ottawa
Committee Panel:	1		
Ward:	15 - Kitchissippi		

PURPOSE OF THE APPLICATIONS

The Owner wants to demolish the existing dwelling and subdivide its property into two separate parcels of land. It is proposed to construct a three-storey semi-detached dwelling on the property, with one dwelling unit on each of the newly created parcels.

CONSENT IS REQUIRED FOR THE FOLLOWING

In order to proceed, the Owner requires the Consent of the Committee for Conveyances. The property is shown as Parts 1 & 2 on a Draft 4R-Plan filed with the applications and the separate parcels will be as follows:

Application No.	Part No.	Frontage	Depth	Area	Municipal Address
B-00413	1	7.60 m	30.48 m	231.6 sq. m	153 Carleton Avenue
B-00414	2	6.70 m	30.48 m	204.2 sq. m	155 Carleton Avenue

The creation of these two separate parcels of land as well as the proposed dwellings will not be in conformity with the requirements of the Zoning By-law and therefore, Applications for Minor Variances (D08-02-13/A-00355 & D08-02-13/A-00356) have been filed and will be heard concurrently with these applications.

YOU ARE ENTITLED TO ATTEND the Committee of Adjustment Public Hearing concerning these applications **because you are an assessed owner of one of the neighbouring properties.** The Committee asks that any presentations be limited to 5 minutes or less and any exceptions will be at the discretion of the Committee Chair. **IF YOU DO NOT ATTEND** this Public 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 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. Information you choose to disclose in your correspondence, including your personal information, will be used to receive your views on the relevant issues to enable the Committee to make its decision on this matter. The information provided will become part of the public record. Every attempt should be made to file your submission 5 days prior to the Public Hearing date.

IF YOU WISH TO BE NOTIFIED of the Decision of the Committee of Adjustment in respect of the proposed consent, 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 consent has not made a written submission to the Committee of Adjustment before it gives or refuses to consent, 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 Centrepointe Drive, 4th Floor) between the hours of 8:00 a.m. and 4:00 p.m. Monday to Friday; or you may contact Paul Conner at 613-580-2424, extension 13459 or Fyrle Pucci at 613-580-2424, extension 27584.

DATED: November 4, 2013

*Shaping our future together
Ensemble, formons notre avenir*

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COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING



MINOR VARIANCES/PERMISSION APPLICATIONS

Under Section 45 of the *Planning Act*

To be held on Wednesday, November 20, 2013 starting at 1:00 p.m.

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

File No.	D08-02-13/A-00355 & D08-02-13/A-00356	Legal Description:	Part Lot 12, Reg. Plan 219
Owner(s):	Lagimodiere Homes Inc.	Zoning Designation:	R2D under Zoning By-law 2008-250 as amended by By-law 2012-147
Location:	153 & (155) Carleton Avenue	Former Municipality:	Ottawa
Committee Panel:	1		
Ward:	15 - Kitchissippi		

PURPOSE OF THE APPLICATIONS

The Owner has filed Consent Applications (D08-01-13/B-00413 & D08-01-13/B-00414) which, if approved, will have the effect of creating two separate parcels of land. It is proposed to demolish the existing dwelling and construct a three-storey semi-detached dwelling on the property, with one dwelling unit on each of the newly created parcels. The creation of these two separate parcels of land as well as the proposed semi-detached dwelling will not be in conformity with the requirements of the Zoning By-law.

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-00355: 153 Carleton Ave., Part 1 on Draft 4R-Plan, proposed semi-detached dwelling

Under By-law 2008-250

- To permit a reduced lot width of 7.6 metres whereas the By-law requires a minimum lot width of 9.0 metres.
- To permit a reduced lot area of 231.6 square metres whereas the By-law requires a minimum lot area of 270 square metres.

Under Zoning By-law Amendment 2012-147 (Infill Development Regulations)

- To permit the proposed front porch to project 1.80 metres into the front yard whereas the By-law permits a maximum projection equal to the average extent of the existing projections of the same type, facing the same street and located on the existing buildings on the abutting lots. As there are no similar projections on abutting lots, the average is, in this case, 0 metres.
- To permit an increased total combined driveway and walkway width of 4.84 metres whereas the By-law permits a maximum driveway and walkway width of 3.6 metres for lots with a width of more than 7.5 metres, but less than 12 metres.

A-00356: 153 Carleton Ave., Part 2 on Draft 4R-Plan, proposed semi-detached dwelling

Under By-law 2008-250

- e) To permit a reduced lot width of 6.70 metres whereas the By-law requires a minimum lot width of 9.0 metres.
- f) To permit a reduced lot area of 204.2 square metres whereas the By-law requires a minimum lot area of 270 square metres.
- g) To permit a parking space to be located in the front yard whereas the By-law does not permit parking of a motor vehicle in a required and provided front yard.

Under Zoning By-law Amendment 2012-147 (Infill Development Regulations)

- h) To permit the proposed front porch to project 1.80 metres into the front yard whereas the By-law permits a maximum projection equal to the average extent of the existing projections of the same type, facing the same street and located on the existing buildings on the abutting lots. As there are no similar projections on abutting lots, the average is, in this case, 0 metres.
- i) To permit an increased total combined driveway and walkway width of 4.17 metres whereas the By-law permits a maximum driveway and walkway width of 3.6 metres for lots with a width of more than 7.5 metres, but less than 12 metres.

THE APPLICATIONS indicate that the Property is the subject of the above-noted Consent applications under the *Planning Act*.

YOU ARE ENTITLED TO ATTEND the Committee of Adjustment Public Hearing concerning these applications **because you are an assessed owner of one of the neighbouring properties**. The Committee asks that any presentations be limited to 5 minutes or less and any exceptions will be at the discretion of the Committee Chair. **IF YOU DO NOT ATTEND** this Public 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 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. Information you choose to disclose in your correspondence, including your personal information, will be used to receive your views on the relevant issues to enable the Committee to make its decision on this matter. The information provided will become part of the public record. Every attempt should be made to file your submission 5 days prior to the Public Hearing date.

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 Public 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.

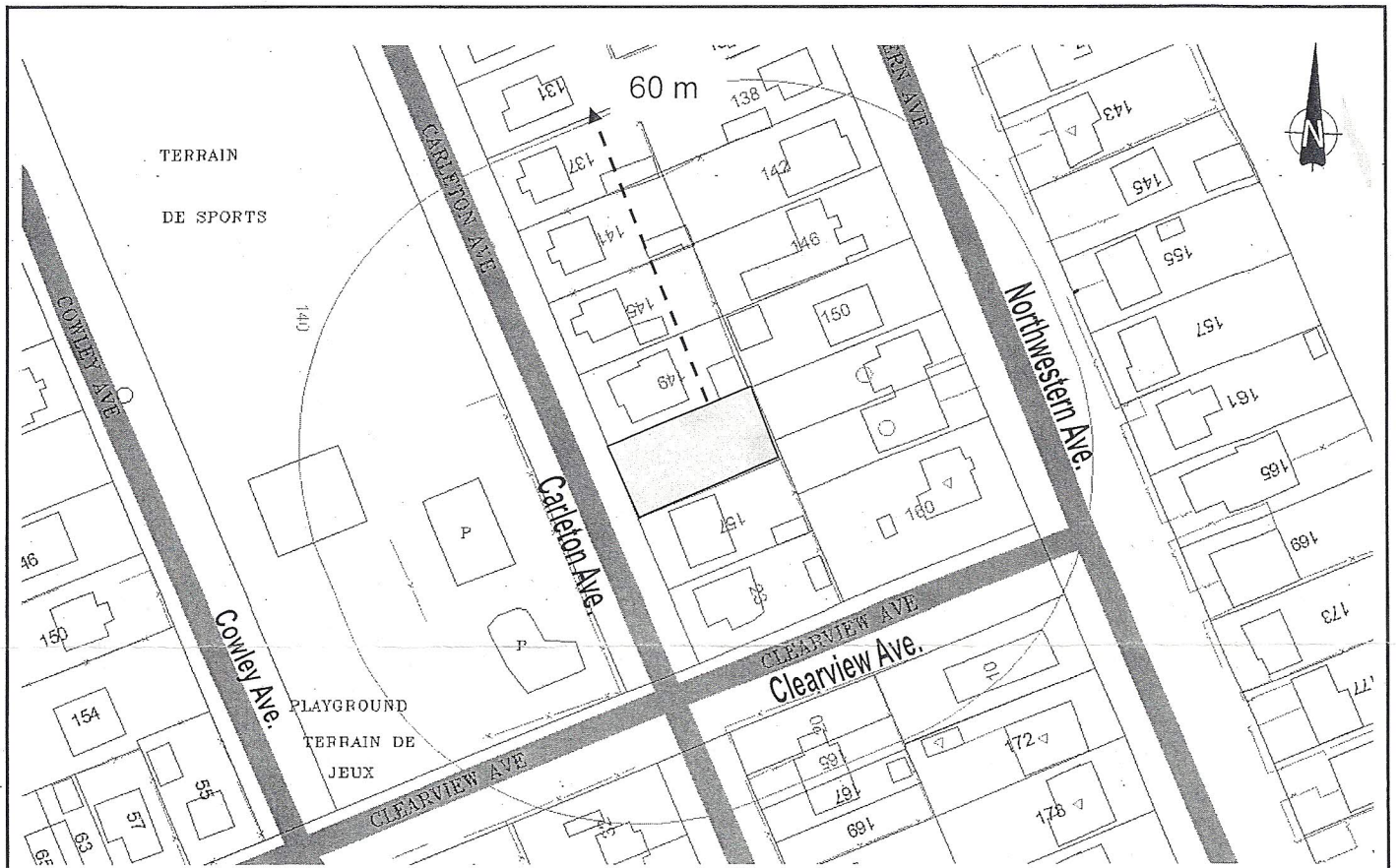
ADDITIONAL INFORMATION regarding these applications is available to the public for viewing at the Committee office (Ben Franklin Place, 101 Centrepointe Drive, 4th Floor) between the hours of 8:00 a.m. and 4:00 p.m. Monday to Friday; or you may contact Paul Conner at 613-580-2424, extension 13459 or Fyrl Pucci at 613-580-2424, extension 27584.

DATED: November 4, 2013

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Ensemble, formons notre avenir*

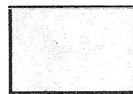
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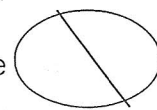


Not To Scale / Non à l'échelle

Location Plan of Subject Lands
Plan de situation des terres en question



Total Ownership
La propriété totale



Circulated Area/
Région circulée
(60 metres)

Separate Parcels
Les parcelles distinctes suivantes
see reverse / au verso

Applications for Consent and Minor Variance
Demandes de cession et Demandes de dérogation mineure
153 & (155) Carleton Avenue

Applications by
Auteur de la demandes
Lagimodiere Homes Inc.



Committee of Adjustment
Comité de dérogation

File Nos. / No. de dossiers
D08-01-13/B-00413 & B-00414,
D08-02-13/A-00355 & A-00356

CARLETON AVENUE

ZONING INFO

ZONING : R2D

SEMI-DETACHED

PART 1

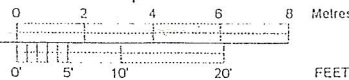
PART 2

L.H. :	9m MIN.	7.6m	6.7m
L.A. :	270m ² MIN.	231.6m ²	204.2m ²
H. :	11m MAX.	11.0m	11.0m
R.F. :	3.0m MIN.	9.5m	9.5m
C.S.T. :	3.0m MIN.	N/A	N/A
R.Y. :	25% (7.5m MAX)	7.5m	7.5m
I.S.Y. :	1.2 MIN.	1.2m	1.2m

A-00355

A-00356

SITE PLAN
SCALE: 1/8"=1'-0"



SURVEY INFO
THIS SURVEY HAS BEEN MADE FROM A SURVEY OF THE PROPERTY AND THE LOTS THEREON AND THE LOTS THEREON ARE SHOWN AS THEY WERE AT THE DATE OF THIS SURVEY.
SURVEYED BY: M. J. GILLESPIE, M.A.S.I., M.C.S.S.

VARIANCES REQUIRED:

153 CARLETON AVE. PART 1 ON DRAFT 4R-PLAN SEMI-DETACHED DWELLING UNIT.

UNDER ZONING BY-LAW 2008-250

- a) TO PERMIT A REDUCED LOT WIDTH OF 7.60 METRES WHEREAS THE BY-LAW PERMITS A MINIMUM OF 9.0 METRES.
- b) TO PERMIT A REDUCED LOT AREA OF 231.6 SQUARE METRES WHEREAS THE BY-LAW PERMITS A MINIMUM OF 270.0 SQUARE METRES.

UNDER ZONING BY-LAW AMENDMENT 2012-147 (NEW INFILL DEVELOPMENT REGULATIONS)

- c) TO PERMIT PORCH, DECK, PRIVACY SCREEN AND CANOPY PROJECTIONS TO PROJECT 1.80 METRES INTO THE FRONT YARD WHEREAS THE BY-LAW PERMITS A MAXIMUM PROJECTION EQUAL TO THE AVERAGE EXTENT OF THE SAME TYPE, FACING THE SAME STREET AND LOCATED ON THE EXISTING BUILDINGS ON THE ABUTTING LOTS, IN THIS CASE THERE ARE NO SUCH PROJECTIONS AND THEREFORE 0.00 METRES IS PERMITTED.
- d) TO PERMIT AN INCREASED MAXIMUM COMBINED WIDTH OF DRIVEWAYS AND WALKWAYS OF 4.04 METRES, WHEREAS WHERE THE LOT WIDTH IS MORE THAN 7.5 METERS, THE BY-LAW PERMITS A MAXIMUM COMBINED WIDTH OF 3.6 METERS.

155 CARLETON AVE. PART 2 ON DRAFT 4R-PLAN SEMI-DETACHED DWELLING UNIT.

UNDER ZONING BY-LAW 2008-250

- e) TO PERMIT A REDUCED LOT WIDTH OF 6.10 METRES WHEREAS THE BY-LAW PERMITS A MINIMUM OF 9.0 METRES.
- f) TO PERMIT A REDUCED LOT AREA OF 204.2 SQUARE METRES WHEREAS THE BY-LAW PERMITS A MINIMUM OF 270.0 SQUARE METRES.
- g) TO PERMIT FRONT YARD PARKING WHEREAS THE BY-LAW DOES NOT PERMIT PARKING IN THE FRONT YARD.

UNDER ZONING BY-LAW AMENDMENT 2012-147 (NEW INFILL DEVELOPMENT REGULATIONS)

- h) TO PERMIT PORCH, DECK, PRIVACY SCREEN AND CANOPY PROJECTIONS TO PROJECT 1.80 METRES INTO THE FRONT YARD WHEREAS THE BY-LAW PERMITS A MAXIMUM PROJECTION EQUAL TO THE AVERAGE EXTENT OF THE SAME TYPE, FACING THE SAME STREET AND LOCATED ON THE EXISTING BUILDINGS ON THE ABUTTING LOTS, IN THIS CASE THERE ARE NO SUCH PROJECTIONS AND THEREFORE 0.00 METRES IS PERMITTED.
- i) TO PERMIT AN INCREASED MAXIMUM COMBINED WIDTH OF DRIVEWAYS AND WALKWAYS OF 4.17 METERS, WHEREAS WHERE THE LOT WIDTH IS LESS THAN 7.6 METERS, THE BY-LAW PERMITS A MAXIMUM COMBINED WIDTH OF 3.0 METERS.

Committee of Adjustment
OCT 18 2013
City of Ottawa