



COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

MINOR VARIANCE/PERMISSION APPLICATION Under Section 45 of the *Planning Act*

**To be held on Wednesday, November 19, 2014, starting at 1:00 p.m.
Ben Franklin Place, The Chamber, Main Floor, 101 CentrepoinTE Drive**

File No.: D08-02-14/A-00313
Owner(s): Henric Alfredsson
Location: 196 Carleton Avenue
Ward: 15 - Kitchissippi
Legal Description: Part of Lot 15, Reg. Plan 219, (West Side of Carleton Avenue)
Zoning: R2D (2159) under Zoning By-law 2008-250 as amended by By-law 2012-147

PURPOSE OF THE APPLICATION:

The Owner wants to demolish the existing two-storey detached dwelling and detached garage on the property, in order to construct a new two-storey detached dwelling with an attached garage, as shown on plans filed with the Committee.

RELIEF REQUIRED:

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

Under Zoning By-law 2008-250

- a) To permit a reduced lot width of 13.56 metres whereas the By-law requires a minimum lot width of 15 metres.
- b) To permit a reduced lot area of 416 square metres whereas the By-law requires a minimum lot area of 450 square metres.
- c) To permit a reduced front yard setback of 5.39 metres whereas the By-law requires a minimum front yard setback of 6 metres.

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

- d) To permit a reduced front yard setback of 5.39 metres whereas the By-law requires a minimum front yard setback to be the average of the front yard setbacks of the abutting lots on which the buildings front the same street. In this case the average is 6.55 metres.

- e) To permit a porch to project 1.83 metres into the front yard whereas the By-law permits a maximum projection equal to the average extent of existing projections of the same type, facing the same street and located on the existing buildings on the abutting lots which, in this case, is 1.015 metres.

THE APPLICATION indicates that the Property is not the subject of any other current application under the *Planning Act*.

YOU ARE ENTITLED TO ATTEND the Committee of Adjustment Public Hearing concerning this application because you are an assessed owner of one of the neighbouring properties. The Committee asks that any presentations be limited to five 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 this application, 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 five 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 this application 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 Fyrle Pucci at 613-580-2424, extension 27584 or Paul Conner at 613-580-2424, extension 13459.

DATED: November 3, 2014

Committee of Adjustment
101 CentrepoinTE Drive
Ottawa, ON K2G 5K7
Telephone: 613-580-2436
Fax: 613-580-2425
E-mail : cofa@ottawa.ca

Comité de dérogation
101, promenade CentrepoinTE
Ottawa, ON K2G 5K7
Téléphone : 613-580-2436
Télécopie : 613-580-2425
Courriel : cofa@ottawa.ca