



COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

CONSENT APPLICATIONS Under Section 53 of the *Planning Act*

To be held on Wednesday, July 22, 2015, starting at 1:00 p.m.
Ben Franklin Place, The Chamber, Main Floor, 101 Centrepointe Drive

File Nos.: D08-01-15/B-00206 & D08-01-15/B-00207
Owner(s): Tony & Anite Cassone
Location: (210), 212 Northwestern Avenue
Ward: 15 - Kitchissippi
Legal Description: Part of Lot 7, Reg. Plan 331
Zoning: R2D [2159] under Zoning By-law 2008-250 as amended by Zoning By-law 2012-147

PURPOSE OF THE APPLICATIONS:

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

CONSENT IS REQUIRED FOR THE FOLLOWING:

In order to do this, the Owners require the Consent of the Committee for Conveyances and a Joint-use and Maintenance Agreement. 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.	Frontage	Depth	Area	Part	Municipal Address
B-00206	7.65 m	39.6 m	302.8 sq. m	1	210 Northwestern Avenue
B-00207	7.65 m	39.6 m	302.8 sq. m	2	212 Northwestern Avenue

The proposed parcels of land and the new semi-detached dwelling will not be in conformity with the requirements of the Zoning By-law and therefore, Applications for Minor Variances (D08-02-15/A-00198 & D08-02-15/A-00199) 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 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 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 five 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 give 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 Emily Monette at 613-580-2424, extension 23255 or Paul Conner at 613-580-2424, extension 13459.

DATED: July 6, 2015

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



COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

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

To be held on Wednesday, July 22, 2015, starting at 1:00 p.m.
Ben Franklin Place, The Chamber, Main Floor, 101 Centrepointe Drive

File Nos.: D08-02-15/A-00198 & D08-02-15/A-00199
Owner(s): Tony & Anite Cassone
Location: (210), 212 Northwestern Avenue
Ward: 15 - Kitchissippi
Legal Description: Part of Lot 7, Reg. Plan 331
Zoning: R2D [2159] under Zoning By-law 2008-250 as amended by Zoning By-law 2012-147

PURPOSE OF THE APPLICATIONS:

The Owners have filed Consent Applications (D08-01-15/B-00206 & D08-01-15/B-00207) which, if approved, will have the effect of creating two separate parcels of land. It is proposed to demolish the existing dwelling and detached garage and construct a new two-storey semi-detached dwelling, with one dwelling unit on each of the newly created parcels of land, as shown on plans filed with the Committee.

RELIEF REQUIRED:

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

A-00198: 210 Northwestern Avenue, Part 1 on Draft 4R Plan - One half of the proposed semi-detached dwelling:

Under By-law 2008-250

- a) To permit a reduced lot width of 7.64 metres whereas the By-law requires a minimum lot width of 9 metres.

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

- b) To permit an increase in the width of the garage to 50.4% of the width of the front elevation of the principle dwelling unit, or 3.23 metres, whereas the By-law permits the width of the garage measured at the widest point between its interior walls to be equal to 50% or less of the width of the front elevation of the principle

dwelling unit, which in this case is, 3.20 metres.

- c) To permit an increased combined parking space, walkway and driveway width of 5.1 metres whereas the By-law permits a maximum combined parking space, walkway and driveway width of 3.6 metres.
- d) To permit an increased front yard setback of 8.42 metres for the first storey of the front wall whereas the By-law permits a maximum front yard setback of the first storey of the front wall of 6 metres.
- e) To permit a permitted projection (canopy) to project 0.5 metres into the front yard whereas the By-law permits a maximum permitted projection to be an amount 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. In this case, the application indicates that the average projection is 0.25 metres.

A-00199: 212 Northwestern Avenue, Part 2 on Draft 4R Plan - One half of the proposed semi-detached dwelling:

Under By-law 2008-250

- f) To permit a reduced lot width of 7.64 metres whereas the By-law requires a minimum lot width of 9 metres.

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

- g) To permit an increase in the width of the garage to 50.4% of the width of the front elevation of the principle dwelling unit, or 3.23 metres, whereas the By-law permits the width of the garage measured at the widest point between its interior walls to be equal to 50% or less of the width of the front elevation of the principle dwelling unit, which in this case is, 3.20 metres.
- h) To permit an increased combined parking space, walkway and driveway width of 5.1 metres whereas the By-law permits a maximum combined parking space, walkway and driveway width of 3.6 metres.
- i) To permit a reduced front yard setback of 8.32 metres whereas the By-law requires a minimum front yard setback to be the average of the existing front yard setbacks of the abutting lots on which the buildings front the same street. In this case, the application indicates that the average front yard setback is 8.82 metres.
- j) To permit an increased front yard setback of 8.48 metres for the first storey of the front wall whereas the By-law permits a maximum front yard setback of the first storey of the front wall of 6 metres.

k) To permit a permitted projection (canopy) to project 0.5 metres into the front yard whereas the By-law permits a maximum permitted projection to be an amount 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. In this case, the application indicates that the average projection is 0.25 metres.

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

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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 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 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 Emily Monette at 613-580-2424, extension 23255 or Paul Conner at 613-580-2424, extension 13459.

DATED: July 6, 2015

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Location Plan of Subject Lands (not to scale)
Plan de situation des terres en question (non à l'échelle)

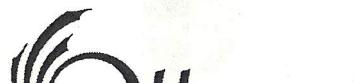
Subject Land: .
Terre en question: .



Circulated Area:
Région circulée:



60 m

Location/ Emplacement	(210), 212 Northwestern Avenue	
Owner(s)/ Propriétaire(s)	Cassone	
File No./ Dossier n°	D08-01-15/B-00206 & D08-01-15/B-00207 D08-02-15/A-00198 & D08-02-15/A-00199	 Committee of Adjustment Comité de dérogation

NORTHWESTERN AVENUE

LEGAL DESCRIPTION

LEGAL PROPERTY DESCRIPTION:

PLAN OF SURVEY OF

LOT 7

REGISTERED PLAN 331

CITY OF OTTAWA

JP. SHIPMAN O.L.S.

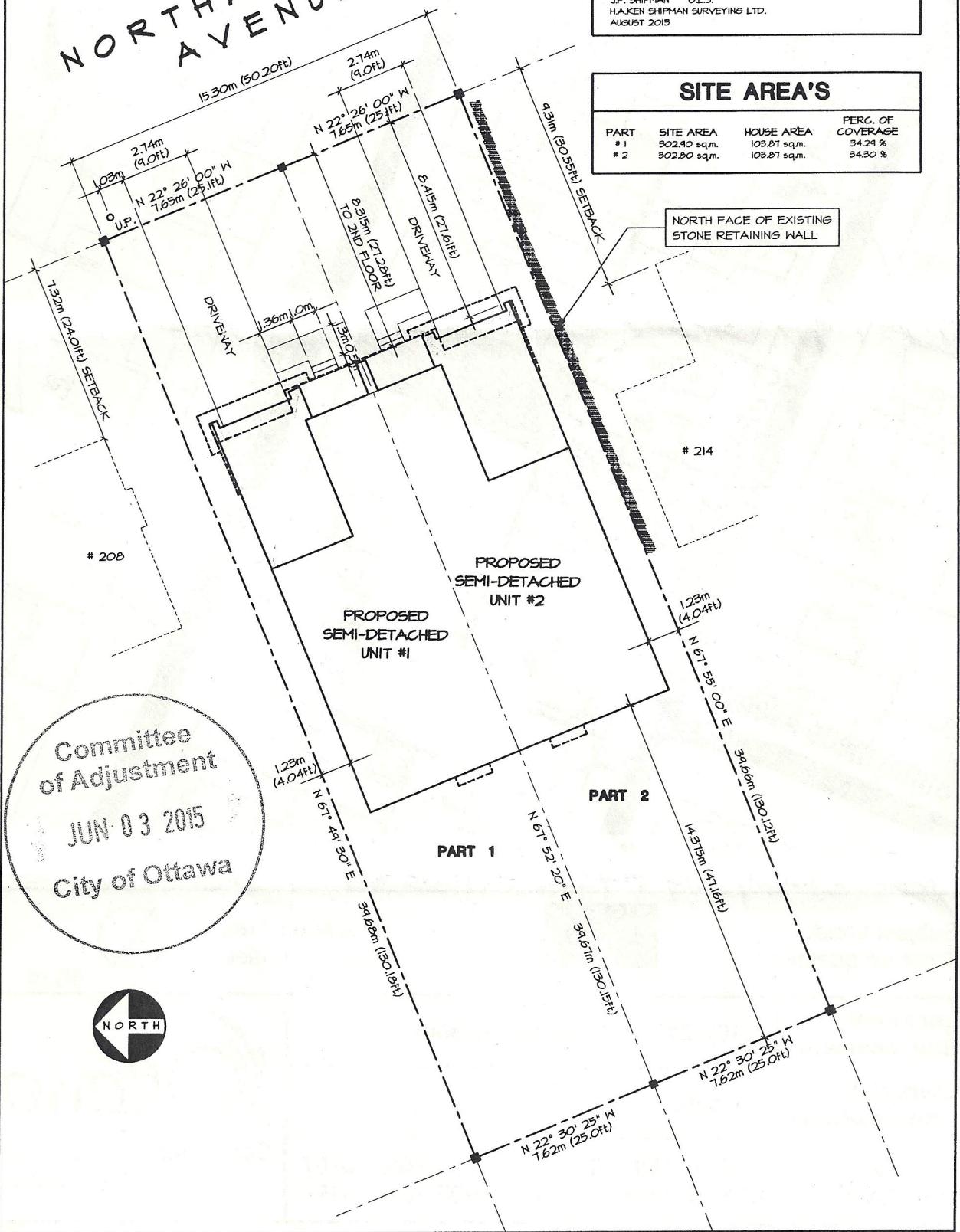
HAKEN SHIPMAN SURVEYING LTD.

AUGUST 2013

SITE AREA'S

PART	SITE AREA	HOUSE AREA	PERC. OF
			COVERAGE
# 1	302.90 sq.m.	103.87 sq.m.	34.24 %
# 2	302.80 sq.m.	103.87 sq.m.	34.30 %

NORTH FACE OF EXISTING STONE RETAINING WALL



BUILDING SITE PLAN

NEW SEMI-DETACHED HOUSE'S FOR:
TONY CASSONE

212 NORTHWESTERN AVENUE, OTTAWA, ONTARIO

DRAWN BY:

JV

DWS No.:

DATE:
JANUARY 27, 2014

SCALE:

1 : 150

A-1