



Committee of Adjustment

Panel 3

Tuesday, September 17, 2024

9:00 AM

Ben Franklin Place, The Chamber, Main Floor, 101 CentrepoinTE Drive, and by electronic participation

The hearing can be viewed on the Committee of Adjustment [YouTube](#) page. For more information, visit Ottawa.ca/CommitteeofAdjustment

Simultaneous interpretation in both official languages, accessible formats and communication supports are available for any specific agenda item by calling the Committee information number at least 72 hours in advance of the hearing.

Coordinator: [Sarah Shuel](#)

Panel Members:

Chair: Terry Otto

Members: Jocelyn Chandler, Beth Henderson, Martin Vervoort, Gary Duncan

CALL TO ORDER

OPENING REMARKS

DECLARATIONS OF INTEREST

CONFIRMATION OF MINUTES

ADJOURNMENT

HEARING OF APPLICATIONS

- 1. 177 Loreka (Ward 6 - Stittsville)
D08-02-24/A-00219**

Minor Variance Application

Applicant(s): Mathew Haufe and Kaitlyn Haufe

To permit an increased projection for the construction of a deck at the rear of the existing dwelling.

2. **5370 Sand (Ward 20 - Osgoode)**
D08-01-24/B-00145

Consent Application

Applicant(s): Mark Hamilton and Leslie Hamilton
Agent: K. Cure

To convey a portion of land to the abutting property to the northwest (PIN 14558-0149).

3. **394 Allbirch (Ward 5 - West Carleton-March)**
D08-02-24/A-00221

Minor Variance Application

Applicant(s): William and Avril Van Aert
Agent: Jarvis Design Firm

To permit an increased cumulative floor area and reduced setbacks from the front and side lot lines for the construction of a new detached garage.

4. **4490 Donnelly (Ward 21 - Rideau-Jock)**
D08-01-24/B-00140

Consent Application

Applicant(s): Jon and Mary Hegan

To convey a portion of the property to the abutting property owners to the east, known municipally as 4472 Donnelly Drive.

5. **1126 Cope (Ward 6 - Stittsville)**
D08-02-24/A-00173

Minor Variance Application

Adjourned from August 6, 20 and September 3, 2024

Applicant(s): Valecraft Homes (2019) Ltd
Agent: D. Page

To permit a driveway to occupy 60 per cent of the front yard.

OTHER BUSINESS

ADJOURNMENT



Comité de dérogation

Groupe 3

le mardi 17 septembre 2024

09 h 00

Place-Ben-Franklin, salle du Conseil, premier étage, 101, promenade Centrepointe, et participation par voie électronique

L'audience pourra être visionnée sur la chaîne [YouTube](#) du Comité de dérogation. Pour en savoir plus, allez au [Ottawa.ca/Comitedederogation](https://ottawa.ca/Comitedederogation)

Les participants pourront bénéficier d'une interprétation simultanée dans les deux langues officielles et de formats accessibles et d'aides à la communication pour toute question à l'ordre du jour s'ils en font la demande par téléphone auprès du service d'information du Comité au moins 72 heures à l'avance.

Coordonnatrice : [Sarah Shuel](#)

Membres du Groupe:

Président: Terry Otto

Membres: Jocelyn Chandler, Beth Henderson, Martin Vervoort, Gary Duncan

APPEL NOMINAL

MOT D'OUVERTURE

DÉCLARATIONS D'INTÉRÊT

RATIFICATION DU PROCÈS-VERBAL

DEMANDES D'AJOURNEMENT

AUDIENCE DES DEMANDES

1. 177 Loreka (Quartier 6 - Stittsville)
D08-02-24/A-00219

Demande de dérogation mineure

Requérant(e)(s) : Mathew Haufe et Kaitlyn Haufe

Permettre l'augmentation de la saillie pour la construction d'une terrasse à l'arrière de la maison existante.

2. **5370 Sand (Quartier 20 - Osgoode)**
D08-01-24/B-00145

Demande d'autorisation

Requérant(e)(s) : Mark Hamilton et Leslie Hamilton
Agent : K. Cure

Céder une partie du bien-fonds à la propriété voisine au nord-ouest (NIP 14558-0149).

3. **394 Allbirch (Quartier 5 - West Carleton-March)**
D08-02-24/A-00221

Demande de dérogation mineure

Requérant(e)(s) : William et Avril Van Aert
Agent : Jarvis Design Firm

Permettre une surface de plancher cumulative accrue et des marges de recul réduites par rapport aux lignes de lot avant et latérales pour la construction d'un nouveau garage isolé.

4. **4490 Donnelly (Quartier 21 - Rideau-Jock)**
D08-01-24/B-00140

Demande d'autorisation

Requérant(e)(s) : Jon et Mary Hegan

Céder une partie du bien-fonds aux propriétaires du bien-fonds voisin à l'est, situé au 4472, promenade Donnelly.

5. **1126 Cope (Quartier 6 - Stittsville)**
D08-02-24/A-00173

Demande de dérogation mineure

Ajournée du 6 et 20 août et 3 septembre 2024

Requérant(e)(s) : Valecraft Homes (2019) Ltd
Agent : D. Page

Permettre qu'une entrée de cour occupe 60 % de la cour avant.

AUTRES QUESTIONS

AJOURNEMENT

NOTICE OF HEARING

Pursuant to the Ontario *Planning Act*

Minor Variance Application

Panel 3

Tuesday, September 17, 2024

9 a.m.

Ben Franklin Place, Main Floor Chamber, 101 Centrepointe Drive
and by videoconference

Owners of neighbouring properties within 60 metres of the property address below are receiving this notice in case they want to comment on the application(s) and/or participate at the hearing.

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File Nos.: D08-02-24/A-00219
Application(s): Minor Variance under section 45 of the *Planning Act*
Applicant(s): Mathew and Kaitlyn Haufe
Property Address: 177 Loreka Court
Ward: 6 - Stittsville
Legal Description: Lot 22, Registered Plan 4M-1390
Zoning: R1MM [1314]
Zoning By-law: 2008-250

APPLICANTS' PROPOSAL / PURPOSE OF THE APPLICATION:

The Applicants wants to construct a deck at the rear of the existing dwelling, as shown on the plans filed with the application.

REQUESTED VARIANCE:

The Applicants require the Committee's authorization for a minor variance from the Zoning By-law to permit a deck to project 3.927 metres into the required rear yard (3.07 metres from the rear lot line), whereas the By-law permits a deck to project a maximum of 2 metres in a required rear yard (5 metres from the rear lot line in this case).

The property is not the subject of any other current application under the *Planning Act*.

FIND OUT MORE ABOUT THE APPLICATION(S)

For more information about this matter, contact the Committee of Adjustment at the address, email address, website or QR code below.

Visit **[Ottawa.ca/CommitteeofAdjustment](https://ottawa.ca/CommitteeofAdjustment)** and follow the link to **Next hearings** to view panel agendas and application documents, including **proposal cover letters, plans, tree information, hearing notices, circulation maps, and City planning reports**. Written decisions are also published once issued and translated.

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HOW TO PARTICIPATE

Submit written or oral comments before the hearing: Email your comments to cofa@ottawa.ca at least 24 hours before the hearing to ensure they are received by the panel adjudicators. You may also call the Coordinator at 613-580-2436 to have your comments transcribed.

Register to Speak at the hearing at least 24 hours before by contacting the Committee Coordinator at 613-580-2436 or at cofa@ottawa.ca. You will receive details on how to participate by videoconference. If you want to share a visual presentation, the Coordinator can provide details on how to do so. Presentations are limited to five minutes, and any exceptions are at the discretion of the Chair.

Hearings are governed by the Committee of Adjustment's *Rules of Practice and Procedure* accessible online.

ALL SUBMITTED INFORMATION BECOMES PUBLIC

Be aware that, in accordance with the *Planning Act*, the *Municipal Act* and the *Municipal Freedom of Information and Privacy Act*, all information presented to the Committee of Adjustment is considered public information and can be shared with any interested individual. Information you choose to disclose in your correspondence and during the hearing, including your personal information, will become part of the public record, and shared with Committee Members, the Applicant(s) or their agent and any other interested individual, and potentially posted online and become searchable on the Internet.

COMMITTEE OF ADJUSTMENT

The Committee of Adjustment is the City of Ottawa's quasi-judicial tribunal created under the Ontario *Planning Act*. Each year, it holds hearings on hundreds of applications under the *Planning Act* in accordance with the Ontario *Statutory Powers Procedure Act*, including consent to sever land and minor variances from the zoning requirements.

DATED: August 30, 2024



Ce document est également offert en français.

Committee of Adjustment
City of Ottawa
101 Centrepointe Drive
Ottawa ON K2G 5K7
Ottawa.ca/CommitteeofAdjustment
cofa@ottawa.ca
613-580-2436



Comité de dérogation
Ville d'Ottawa
101, promenade Centrepointe
Ottawa ON K2G 5K7
Ottawa.ca/Comitedederogation
cded@ottawa.ca
613-580-2436

AVIS D'AUDIENCE

Conformément à la *Loi sur l'aménagement du territoire* de l'Ontario

Demande de dérogation mineure

Groupe 3
Mardi 17 septembre 2024
9 h

**Place-Ben-Franklin, salle Chamber, 101, promenade Centrepointe
et par vidéoconférence**

Les propriétaires des biens-fonds situés dans un rayon de 60 mètres de l'adresse ci-dessous reçoivent le présent avis afin de formuler des observations sur la ou les demandes et de participer à l'audience s'ils le souhaitent.

L'audience peut aussi être visionnée sur la page [YouTube](#) du Comité de dérogation.

Les participants peuvent bénéficier de l'interprétation simultanée dans les deux langues officielles, de formats accessibles et d'aides à la communication pour toute question de l'ordre du jour en s'adressant au Comité de dérogation au moins 72 heures à l'avance.

Dossier : D08-02-24/A-00219
Demande : Dérogation mineure en vertu de l'article 45 de la *Loi sur l'aménagement du territoire*
Requérants : Mathew et Kaitlyn Haufe
Adresse municipale : 177, cour Loreka
Quartier : 6 - Stittsville
Description officielle : Lot 22, plan enregistré 4M-1390
Zonage : R1MM [1314]
Règlement de zonage : n° 2008-250

PROPOSITION DES REQUÉRANTS ET OBJET DE LA DEMANDE :

Les requérants souhaitent construire une terrasse à l'arrière de la maison existante, conformément aux plans déposés auprès du Comité.

DÉROGATION DEMANDÉE :

Les requérants demandent au Comité d'accorder une dérogation mineure au Règlement de zonage afin de permettre qu'une terrasse s'avance jusqu'à 3,927 mètres dans la cour arrière requise (3,07 mètres de la ligne de lot arrière), alors que le Règlement permet qu'une terrasse s'avance de 2 mètres au maximum dans une cour arrière requise (5 mètres de la ligne de lot arrière dans le cas présent).

La propriété ne fait l'objet d'aucune autre demande en cours en vertu de la *Loi sur l'aménagement du territoire*.

POUR EN SAVOIR PLUS SUR LA DEMANDE

Pour obtenir plus de renseignements à ce sujet, communiquez avec le Comité de dérogation via l'adresse, le courriel, le site Web ou le code QR ci-dessous.

Visitez le site **Ottawa.ca/Comité de dérogation** et suivez le lien **Prochaines audiences** pour consulter l'ordre du jour du Comité et les documents relatifs aux demandes, y compris **les lettres d'accompagnement des propositions, les plans, l'information sur les arbres, les avis d'audience, les cartes de diffusion et les rapports d'urbanisme de la Ville**. Les décisions écrites sont également publiées une fois rendues et traduites.

Si vous ne participez pas à l'audience, vous ne recevrez pas d'autre avis à ce sujet.

Si vous souhaitez recevoir un avis de la décision prise à l'issue de l'audience et de tout appel ultérieur interjeté devant le Tribunal ontarien de l'aménagement du territoire, faites-en la demande par écrit au Comité.

COMMENT PARTICIPER

Présentez vos observations écrites ou orales avant l'audience : Veuillez faire parvenir vos observations par courriel à cded@ottawa.ca au moins 24 heures avant l'audience afin de vous assurer que les membres des groupes chargés du rendu des décisions les ont bien reçues. Vous pouvez également téléphoner au coordonnateur ou à la coordonnatrice au numéro 613-580-2436 pour demander que vos observations soient transcrites.

Inscrivez-vous au moins 24 heures à l'avance en communiquant avec le coordonnateur ou la coordonnatrice du Comité au numéro 613-580-2436 ou à l'adresse à cded@ottawa.ca. Vous recevrez des détails sur la façon de participer par vidéoconférence. Si vous souhaitez faire une présentation visuelle, le coordonnateur ou la coordonnatrice sera en mesure de vous fournir des détails sur la façon de procéder. Les présentations sont limitées à cinq minutes et toute exception est laissée à la discrétion du président ou de la présidente.

Les audiences sont régies par les *Règles de pratique et de procédure* du Comité de dérogation et sont accessibles en ligne.

TOUS LES RENSEIGNEMENTS PRÉSENTÉS DEVIENNENT PUBLICS

Sachez que, conformément à la *Loi sur l'aménagement du territoire*, à la *Loi sur les municipalités* et à la *Loi sur l'accès à l'information municipale et la protection de la vie privée*, les observations écrites adressées au Comité de dérogation sont considérées comme des renseignements publics et peuvent être communiquées à toute personne intéressée. Les renseignements que vous choisissez de divulguer dans votre correspondance, notamment vos renseignements personnels, seront versés au dossier public et communiqués aux membres du Comité, au(x) requérant(s) ou à l'agent, l'agente, ainsi qu'à toute autre personne intéressée et pourront éventuellement être affichés en ligne et faire l'objet d'une recherche sur Internet.

COMITÉ DE DÉROGATION

Le Comité de dérogation est le tribunal quasi judiciaire de la Ville d'Ottawa créé en vertu de la *Loi sur l'aménagement du territoire* de l'Ontario. Chaque année, il tient des audiences sur des centaines de demandes en vertu de la *Loi sur l'aménagement du territoire*, conformément à la *Loi sur l'exercice des compétences légales* de l'Ontario, y compris des demandes d'autorisation de morcellement de terrain et de dérogation mineure aux exigences en matière de zonage.

FAIT : 30 août 2024

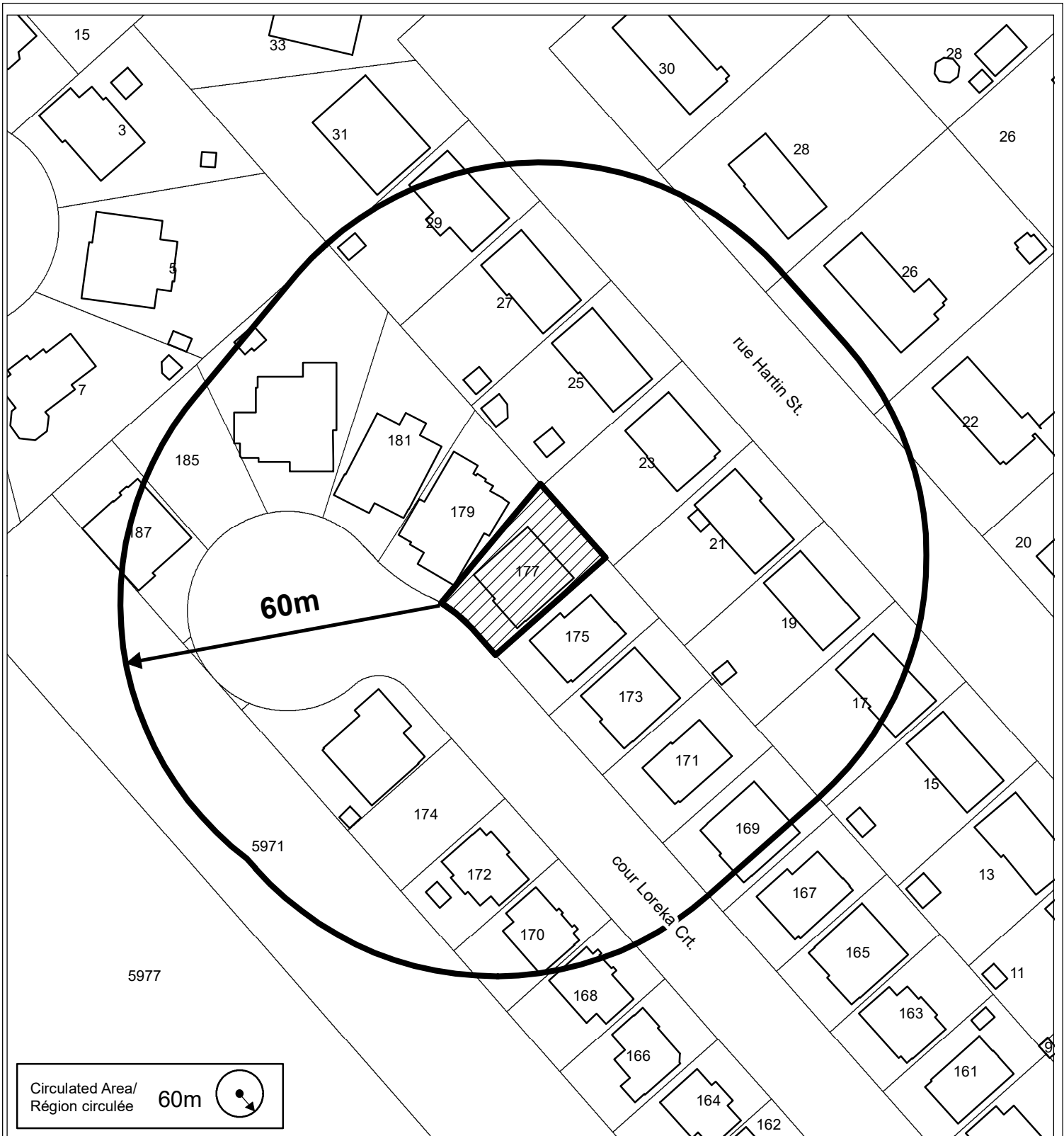


This document is also available in English.

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Ottawa ON K2G 5K7
Ottawa.ca/Comitedederogation
cded@ottawa.ca
613-580-2436



Circulated Area/
Région circulée 60m

 **Committee of Adjustment**
Comité de dérogation

CIRCULATION MAP /
PLAN DE CIRCULATION



SUBJECT LAND / TERRE EN QUESTION

177 court. Loreka Crt.

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NOT TO SCALE
NON À L'ÉCHELLE

This document is presented in the language it was provided.
Ce document est présenté dans la langue dans laquelle il a été fourni.

Subjects:

Kaitlyn and Matthew Haufe
177 Loreka Crt, Stittsville ON K2S0N3
613-899-5140/613-791-1192
matthaufe@gmail.com

August 9th 2024

Committee of Adjustment
Received | Reçu le
2024-08-09
City of Ottawa | Ville d'Ottawa
Comité de dérogation

To: the Committee of Adjustment

Re: Minor Variance Request for 177 Loreka Court

We, Kaitlyn and Matthew Haufe, the homeowners of 177 Loreka Court in Stittsville, are formally requesting a minor variance to our property to facilitate the construction of a larger deck at the back of our home.

Currently, we have a builder-grade deck that will require repairs in the near future. This deck is limited in size, accommodating only our barbeque. By extending our deck off the main floor living room, we aim to enhance our outdoor living space, providing easier access to the backyard without having to use the walk-out basement. With a large family, including three small children, maximizing our backyard space for dining and recreational use is essential. A larger deck will allow us to fully utilize our outdoor area and improve our overall living experience.

We have proactively consulted with city planning staff and informed all our neighbors about our plans, none of whom have raised any concerns. We are collaborating with Klinger Homes to ensure the deck is built to the highest standards for long-term enjoyment. We are referring to section **65(6)(c)** which states the deck can project 2m into the required rear yard set back, but no closer than 1m from any lot line. The rear yard setback in **R1MM[1314]** zone is 7m, as per exception **[1314]** the deck can be no closer than 5m from rear yard property line, and our proposed deck is 3.07m from rear yard property line, therefore we require a minor variance in order to build the proposed deck on our property.

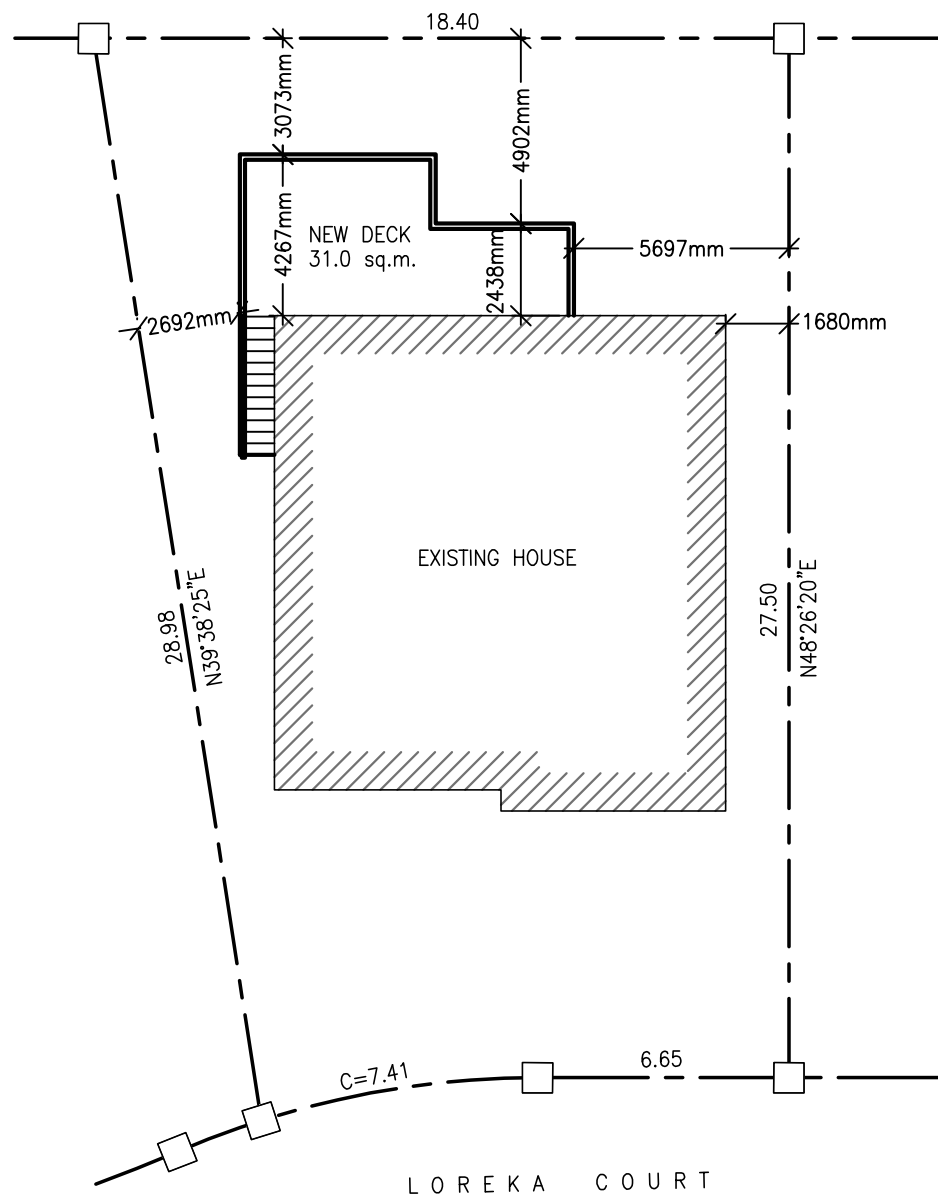
Our variance proposal does not impact any surrounding properties or areas. We believe this improvement will enhance the aesthetics and functionality of our home without any adverse effects on the neighborhood. We also have contacted the **Planning Forester Hayley Murray**, and she has confirmed that a TIR is not needed as the trees we have in our back yard are smaller than 30cm in diameter (her email is attached as proof), also no trees will be removed or affected in any way. Our builder Klinger Homes has also spoken to **Penelope Horn, a Planner within the Development Review All Wards**, she has confirmed she is good if we move forward with building of our deck.

We have completed all necessary steps to apply officially for this minor variance and hope for a favorable consideration of our request.

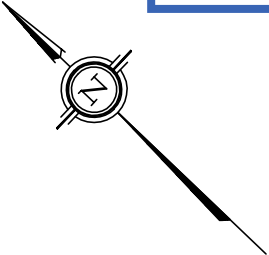
Thank you for your time and attention to our application. Please do not hesitate to contact us at the above phone numbers or email address if you require any further information.

Sincerely,

Matthew & Kaitlyn Haufe



Committee of Adjustment
 Received | Reçu le
 2024-08-09
 City of Ottawa | Ville d'Ottawa
Comité de dérogation



PROJECT:	
REAR DECK	
MATT & KAITLYN HAUFE 177 LOREKA COURT STITTSVILLE, ONTARIO	
DRAWING TITLE:	
SITE PLAN	
Date:	JULY 16, 2024
Scale:	1 : 200
Dwg#	A1

SITE/GRADING PLAN

CITY OF-VILLE DE OTTAWA

NEW SUBMISSION

RE-SUBMISSION

MODEL CHANGE

MODEL CHANGE PERMIT #

LOT 5

REGISTERED

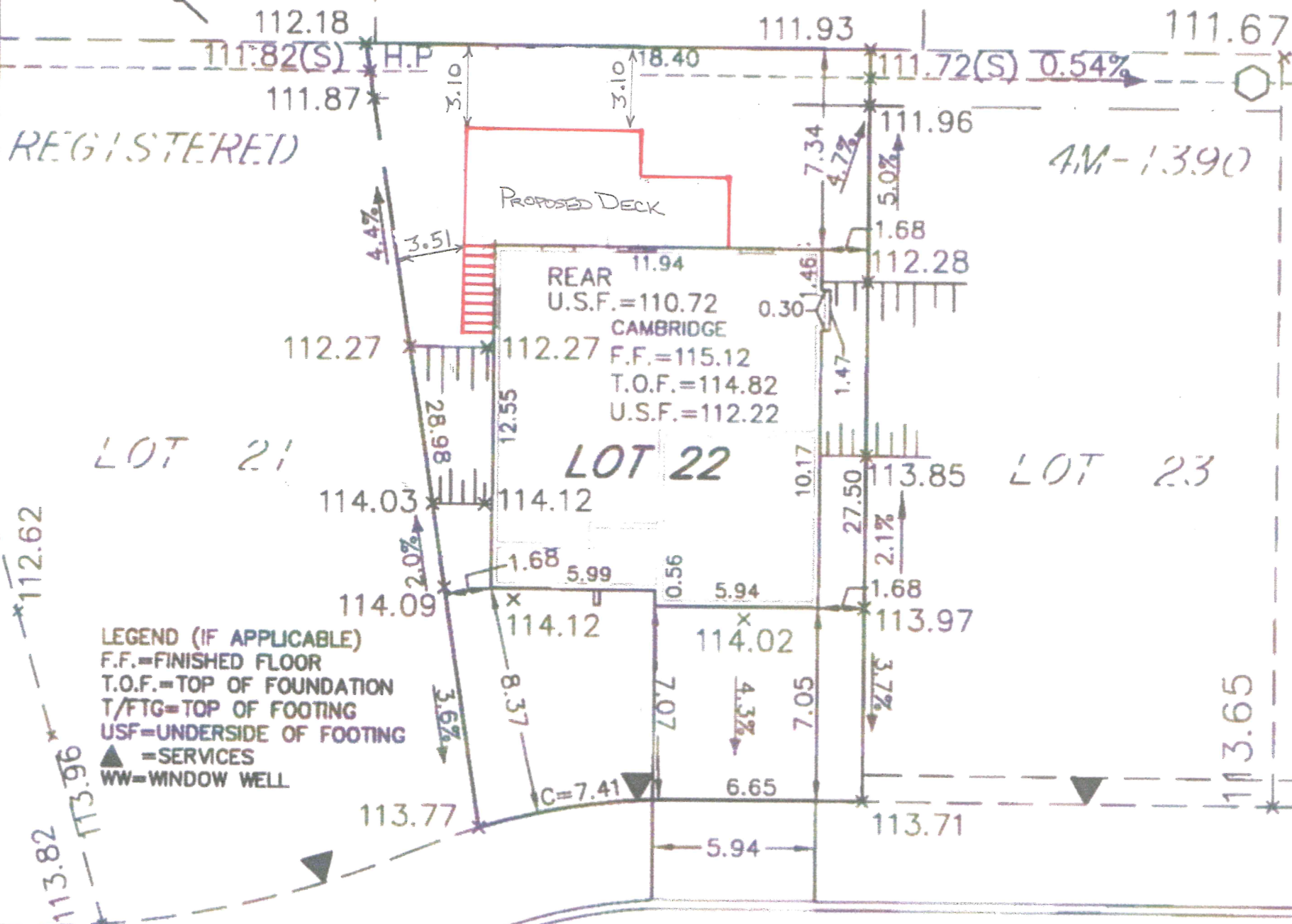
LOT 6

PLAN

LOT 7

4M-457

T/G=111.64
INV=110.67



LEGEND (IF APPLICABLE)
 F.F.=FINISHED FLOOR
 T.O.F.=TOP OF FOUNDATION
 T/FTG=TOP OF FOOTING
 USF=UNDERSIDE OF FOOTING
 ▲ =SERVICES
 WW=WINDOW WELL

LOREKA COURT

SAN
STORM
WATER

Feb. 27, 2015
LOT 22

Owner/Applicant
Brigil Construction
 Telephone # 819-243-7392
 Plan # 4M-1390
 Lot # 22
 Block # Unit #
 Conc. #

PLEASE NOTE: THIS APPLICATION EXPIRES 6(SIX) MONTHS AFTER DATE RECEIVED

OFFICE USE ONLY: Civic Address: _____

Circ Date Circ Date Circ Date APPLICATION RECEIVED

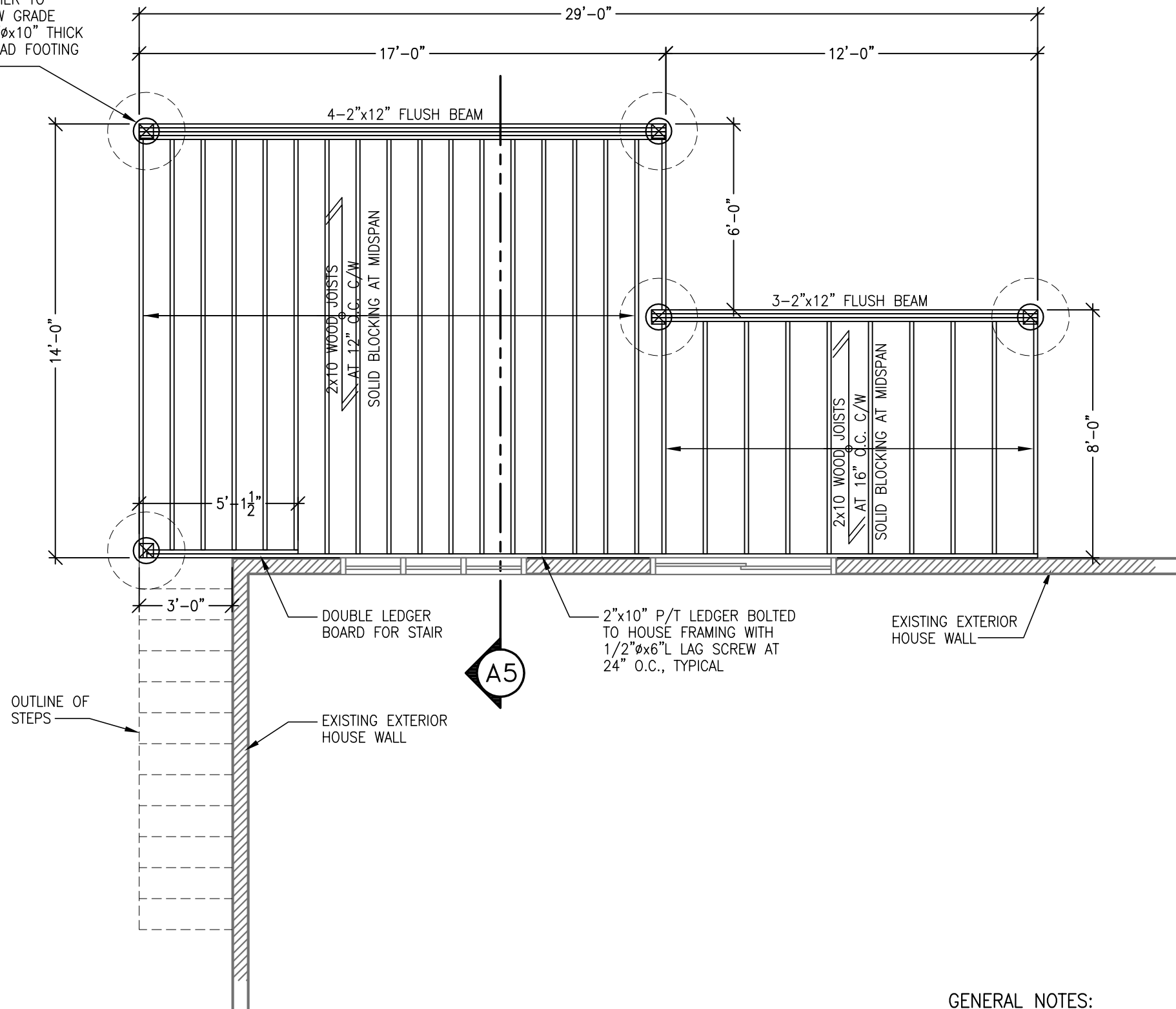
Bldg. Ht. _____ m
 Lot coverage 34.1 %
 Scale 1 : 250

Grade Approval (Operations) Date: _____
 Zoning Approval Date: _____
 UPO Approval Date: _____

Committee of Adjustment
Received | Reçu le
2024-08-09
City of Ottawa | Ville d'Ottawa
Comité de dérogation

ELEVATIONS
 Step footings N/A m
 Underside footing SEE ABOVE m
 Top of foundation SEE ABOVE m

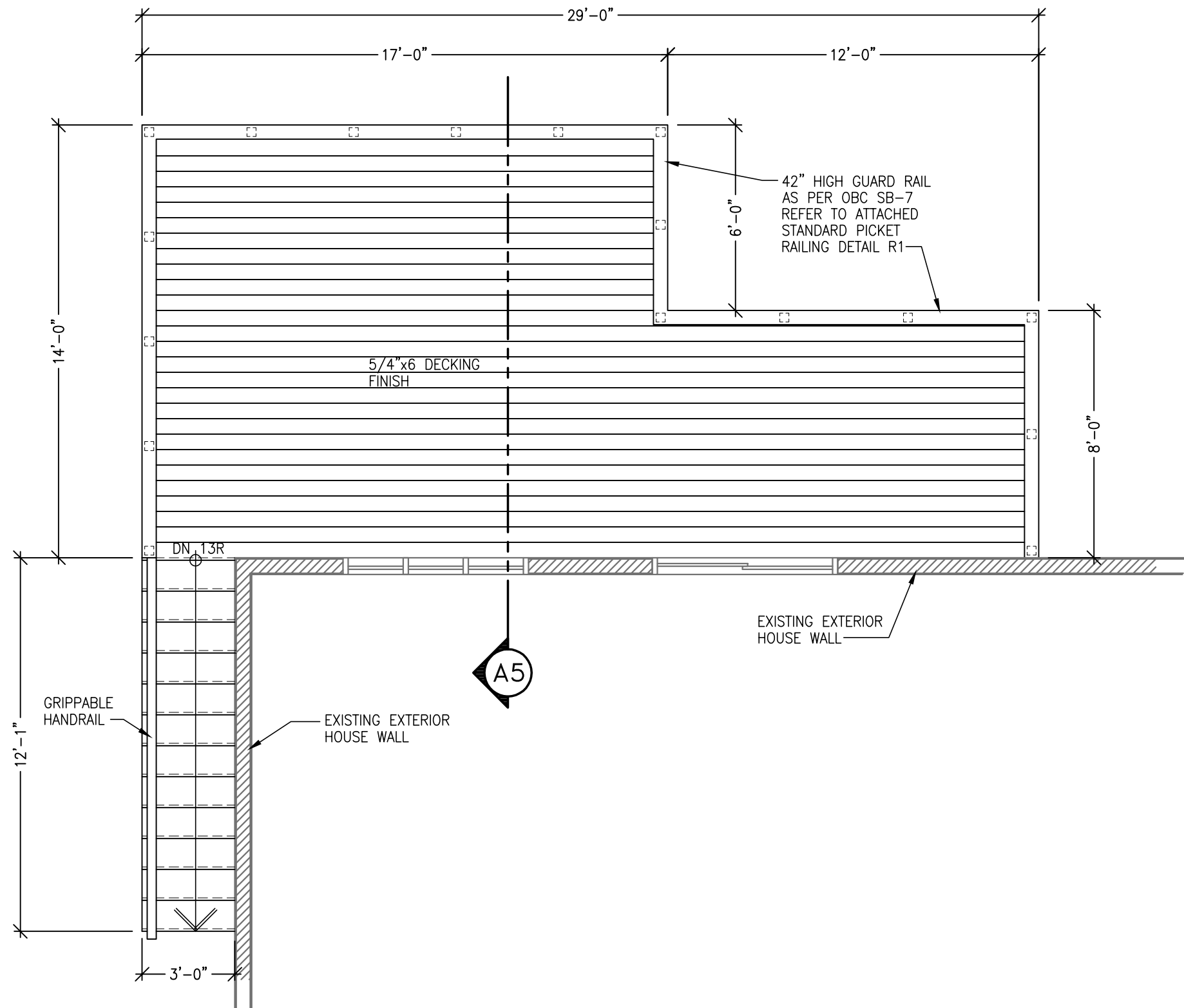
6x6 P/T POST c/w
SADDLE ON 10"Ø
CONCRETE PIER TO
5'-0" BELOW GRADE
ON MIN. 24"Øx10" THICK
CONCRETE PAD FOOTING
TYPICAL



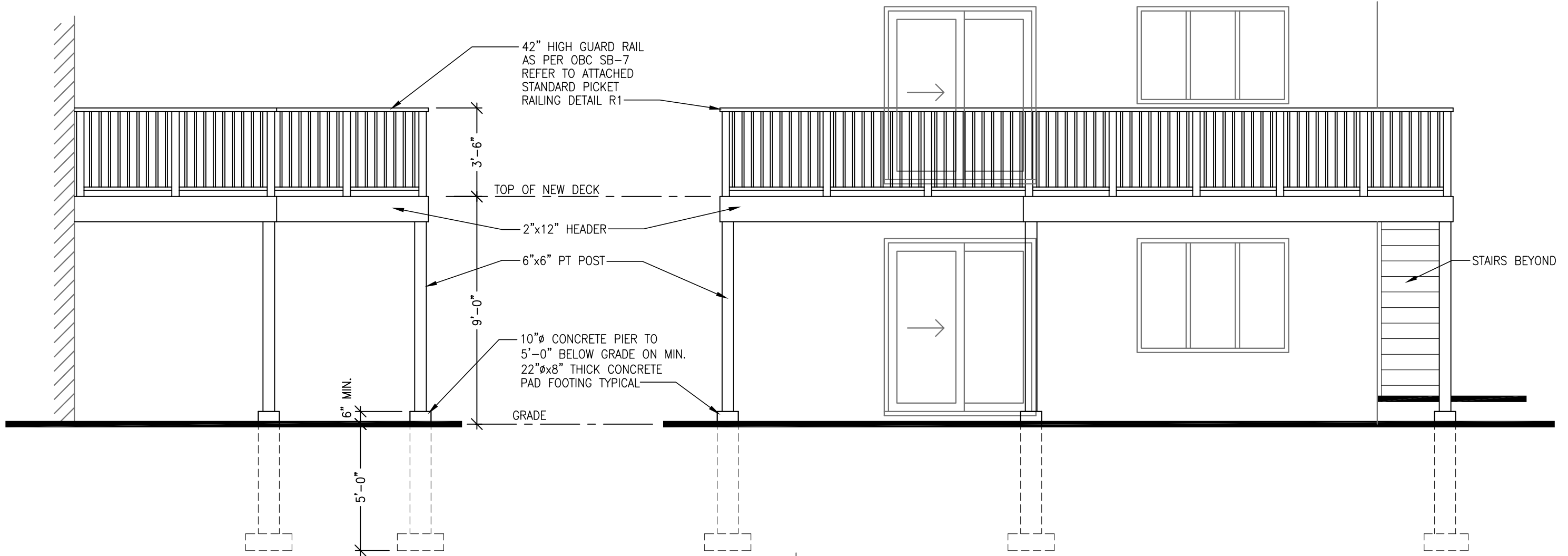
GENERAL NOTES:

- A) ALL CONSTRUCTION TO BE IN ACCORDANCE TO OBC 2012 & SB-7 BUILDING CODE REQUIREMENTS
- B) ALL WOOD STRUCTURE TO BE PRESSURE TREATED
- C) ALL SAW ENDS OF PRESURE TREATED LUMBER TO BE TREATED
- D) ALL FASTENERS TO BE GALVANIZED

PROJECT:	
REAR DECK	
MATT & KAITLYN HAUFE 177 LOREKA COURT STITTSVILLE, ONTARIO	
DRAWING TITLE:	
DECK FRAMING PLAN	
Date:	Dwg#
JULY 16, 2024	A2
Scale:	
1/4" = 1'-0"	

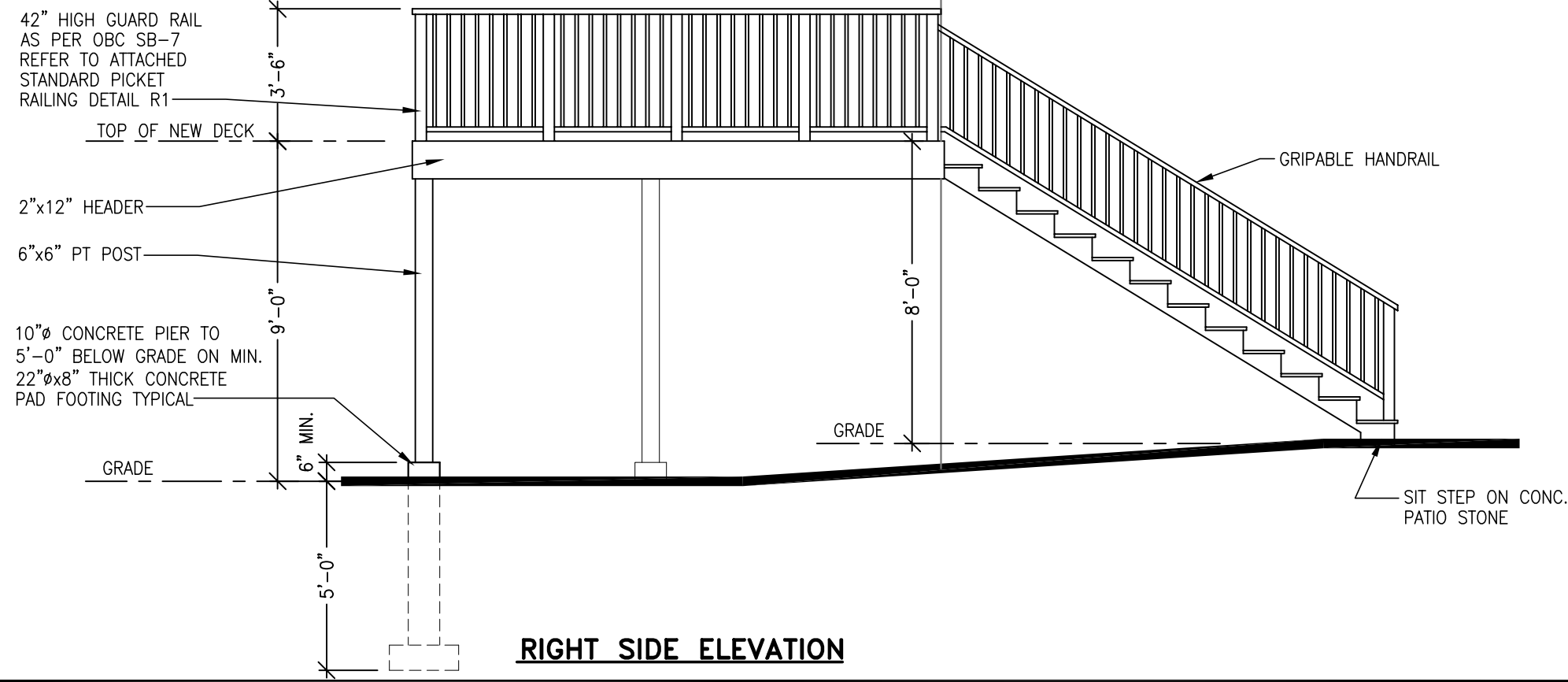


PROJECT:	
REAR DECK	
MATT & KAITLYN HAUFE 177 LOREKA COURT STITTSVILLE, ONTARIO	
DRAWING TITLE:	
DECK PLAN	
Date:	JULY 16, 2024
Scale:	1/4" = 1'-0"
Dwg#	A3



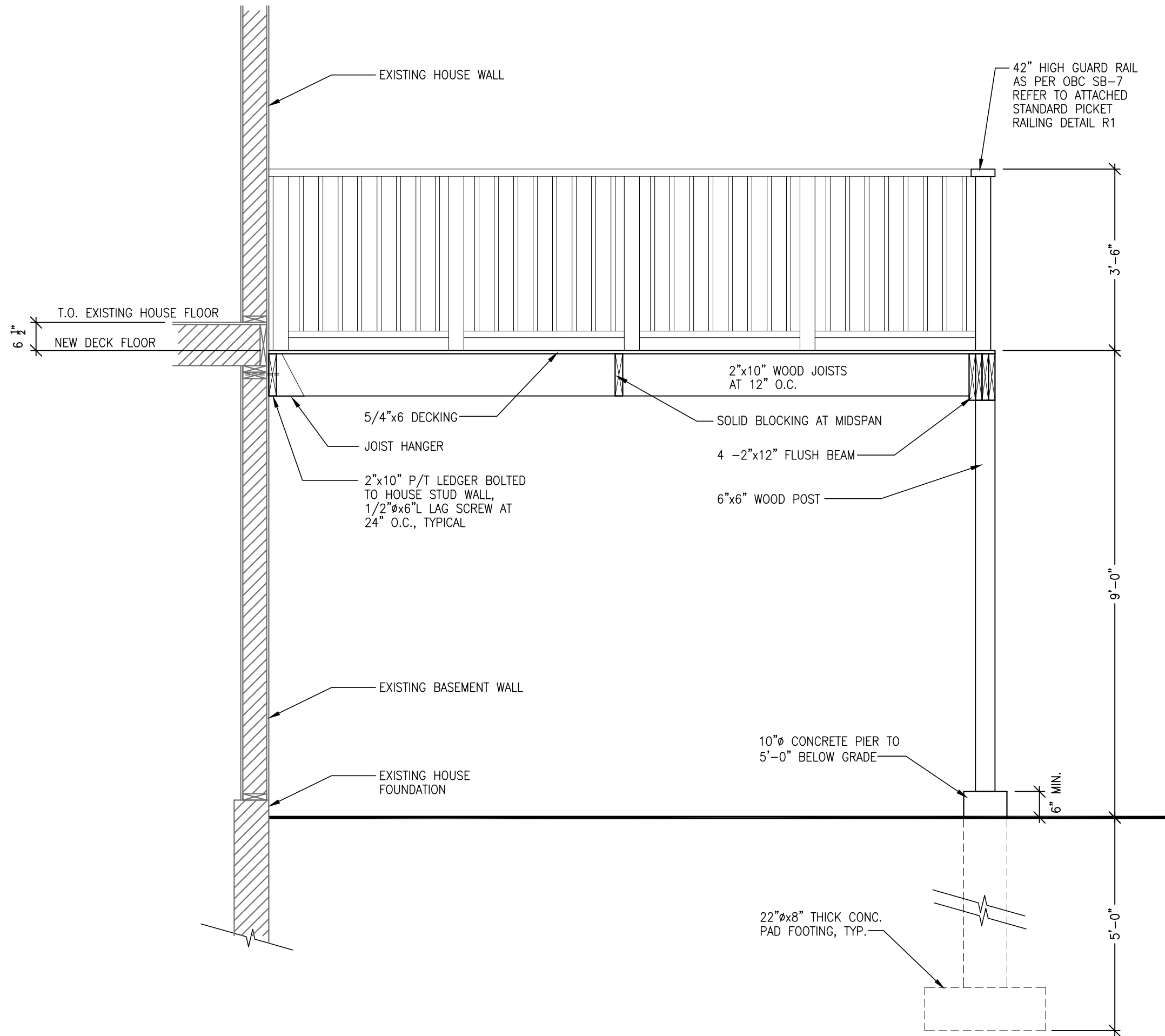
LEFT SIDE ELEVATION

REAR ELEVATION



RIGHT SIDE ELEVATION

PROJECT:	
REAR DECK	
MATT & KAITLYN HAUFE 177 LOREKA COURT STITTSVILLE, ONTARIO	
DRAWING TITLE:	
ELEVATIONS	
Date:	JULY 16, 2024
Scale:	1/4" = 1'-0"
Dwg#	A4



GENERAL NOTES:

- A) ALL CONSTRUCTION TO BE IN ACCORDANCE TO OBC 2012 & SB-7 BUILDING CODE REQUIREMENTS
- B) ALL WOOD STRUCTURE TO BE PRESSURE TREATED
- C) ALL SAW ENDS OF PRESURE TREATED LUMBER TO BE TREATED
- D) ALL FASTENERS TO BE GALVANIZED

PROJECT:	
REAR DECK	
MATT & KAITLYN HAUFE 177 LOREKA COURT STITTSVILLE, ONTARIO	
DRAWING TITLE:	
SECTION	
Date:	Dwg#
JULY 16, 2024	A5
Scale:	
1/2" = 1'-0"	

NOTICE OF HEARING

Pursuant to the Ontario *Planning Act*

Consent Application

Panel 3
Tuesday, September 17, 2024
9 a.m.

Ben Franklin Place, Main Floor Chamber, 101 Centrepointe Drive
and by videoconference

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File Nos.: D08-01-24/B-00145
Application: Consent under section 53 of the *Planning Act*
Applicants: Mark and Leslie Hamilton
Property Address: 5370 Sand Road
Ward: 20 – Osgoode
Legal Description: Part of Lot 22, Concession 9.
Zoning: RU
Zoning By-law: 2008-250

APPLICANTS PROPOSAL / PURPOSE OF THE APPLICATION:

The Applicants want to convey a portion of their property to the abutting property owner to the northwest.

CONSENT IS REQUIRED FOR THE FOLLOWING:

The Applicants require the Committee's consent for a lot line adjustment.

The severed land is shown as Part 1 on the draft 4R-plan filed with the application. This land is landlocked with an irregular depth and has an area of 18.21 hectares. This vacant land will merge with the property to the northwest (PIN 14558-0149).

The retained land is shown as Part 2 on said plan and will have a frontage of 106.76 metres, an irregular depth, and an area of 12.07 hectares. This land contains the existing dwelling and is known as 5370 Sand Road.

The property is not the subject of any other current application under the *Planning Act*.

FIND OUT MORE ABOUT THE APPLICATION(S)

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Hearings are governed by the Committee of Adjustment's *Rules of Practice and Procedure* accessible online.

ALL SUBMITTED INFORMATION BECOMES PUBLIC

Be aware that, in accordance with the *Planning Act*, the *Municipal Act* and the *Municipal Freedom of Information and Privacy Act*, all information presented to the Committee of Adjustment is considered public information and can be shared with any interested individual. Information you choose to disclose in your correspondence and during the hearing, including your personal information, will become part of the public record, and shared with Committee Members, the Applicant(s) or their agent and any other interested individual, and potentially posted online and become searchable on the Internet.

COMMITTEE OF ADJUSTMENT

The Committee of Adjustment is the City of Ottawa's quasi-judicial tribunal created under the Ontario *Planning Act*. Each year, it holds hearings on hundreds of applications under the *Planning Act* in accordance with the Ontario *Statutory Powers Procedure Act*, including consent to sever land and minor variances from the zoning requirements.

DATED: August 30, 2024



Ce document est également offert en français.

Committee of Adjustment
City of Ottawa
101 Centrepointe Drive
Ottawa ON K2G 5K7
Ottawa.ca/CommitteeofAdjustment
cofa@ottawa.ca
613-580-2436



Comité de dérogation
Ville d'Ottawa
101, promenade Centrepointe
Ottawa ON K2G 5K7
Ottawa.ca/Comitedederogation
cded@ottawa.ca
613-580-2436

AVIS D'AUDIENCE

Conformément à la *Loi sur l'aménagement du territoire* de l'Ontario

Demande d'autorisation

Groupe 3
Mardi 17 septembre 2024
9 h

**Place-Ben-Franklin, salle Chamber, 101, promenade Centrepointe
et par vidéoconférence**

Les propriétaires des biens-fonds situés dans un rayon de 60 mètres de l'adresse ci-dessous reçoivent le présent avis afin de formuler des observations sur la ou les demandes et de participer à l'audience s'ils le souhaitent.

L'audience peut aussi être visionnée sur la page [YouTube](#) du Comité de dérogation.

Les participants peuvent bénéficier de l'interprétation simultanée dans les deux langues officielles, de formats accessibles et d'aides à la communication pour toute question de l'ordre du jour en s'adressant au Comité de dérogation au moins 72 heures à l'avance.

Dossier : D08-01-24/B-00145
Demande : Autorisation en vertu de l'article 53 de la *Loi sur l'aménagement du territoire*
Requérants : Mark et Leslie Hamilton
Adresse municipale : 5370, chemin Sand
Quartier : 20 – Osgoode
Description officielle : Partie du lot 22, concession 9
Zonage : RU
Règlement de zonage : n° 2008-250

PROPOSITION DES REQUÉRANTS ET OBJET DE LA DEMANDE :

Les requérants souhaitent céder une partie de leur bien-fonds aux propriétaires du bien-fonds voisin au nord-ouest.

AUTORISATION REQUISE :

Les requérants nécessitent l'autorisation du Comité en vue d'un redressement de ligne de lot.

Le terrain morcelé est représenté par la partie 1 sur le plan 4R préliminaire déposé avec la demande. Il s'agit d'un terrain enclavé d'une profondeur irrégulière et d'une superficie de 18,21 hectares. Ce terrain vacant sera fusionné avec la propriété située au nord-ouest (NIP 14558-0149).

Le terrain conservé est représenté par la partie 2 sur ledit plan. Il aura une façade de 106,76 mètres, une profondeur irrégulière et une superficie de 12,07 hectares. Ce terrain comprend l'habitation existante dont l'adresse municipale est le 5370, chemin Sand.

La propriété ne fait l'objet d'aucune autre demande en cours en vertu de la *Loi sur l'aménagement du territoire*.

POUR EN SAVOIR PLUS SUR LA DEMANDE

Pour obtenir plus de renseignements à ce sujet, communiquez avec le Comité de dérogation via l'adresse, le courriel, le site Web ou le code QR ci-dessous.

Visitez le site **Ottawa.ca/Comité de dérogation** et suivez le lien **Prochaines audiences** pour consulter l'ordre du jour du Comité et les documents relatifs aux demandes, y compris **les lettres d'accompagnement des propositions, les plans, l'information sur les arbres, les avis d'audience, les cartes de diffusion et les rapports d'urbanisme de la Ville**. Les décisions écrites sont également publiées une fois rendues et traduites.

Si vous ne participez pas à l'audience, vous ne recevrez pas d'autre avis à ce sujet.

Si vous souhaitez recevoir un avis de la décision prise à l'issue de l'audience et de tout appel ultérieur interjeté devant le Tribunal ontarien de l'aménagement du territoire, faites-en la demande par écrit au Comité.

COMMENT PARTICIPER

Présentez vos observations écrites ou orales avant l'audience : Veuillez faire parvenir vos observations par courriel à cded@ottawa.ca au moins 24 heures avant l'audience afin de vous assurer que les membres des groupes chargés du rendu des décisions les ont bien reçues. Vous pouvez également téléphoner au coordonnateur ou à la coordonnatrice au numéro 613-580-2436 pour demander que vos observations soient transcrites.

Inscrivez-vous au moins 24 heures à l'avance en communiquant avec le coordonnateur ou la coordonnatrice du Comité au numéro 613-580-2436 ou à l'adresse à cded@ottawa.ca. Vous recevrez des détails sur la façon de participer par vidéoconférence. Si vous souhaitez faire une présentation visuelle, le coordonnateur ou la coordonnatrice sera en mesure de vous fournir des détails sur la façon de procéder. Les présentations sont limitées à cinq minutes et toute exception est laissée à la discrétion du président ou de la présidente.

Les audiences sont régies par les *Règles de pratique et de procédure* du Comité de dérogation et sont accessibles en ligne.

TOUS LES RENSEIGNEMENTS PRÉSENTÉS DEVIENNENT PUBLICS

Sachez que, conformément à la *Loi sur l'aménagement du territoire*, à la *Loi sur les municipalités* et à la *Loi sur l'accès à l'information municipale et la protection de la vie privée*, les observations écrites adressées au Comité de dérogation sont considérées comme des renseignements publics et peuvent être communiquées à toute personne intéressée. Les renseignements que vous choisissez de divulguer dans votre correspondance, notamment vos renseignements personnels, seront versés au dossier public et communiqués aux membres du Comité, au(x) requérant(s) ou à l'agent, l'agente, ainsi qu'à toute autre personne intéressée et pourront éventuellement être affichés en ligne et faire l'objet d'une recherche sur Internet.

COMITÉ DE DÉROGATION

Le Comité de dérogation est le tribunal quasi judiciaire de la Ville d'Ottawa créé en vertu de la *Loi sur l'aménagement du territoire* de l'Ontario. Chaque année, il tient des audiences sur des centaines de demandes en vertu de la *Loi sur l'aménagement du territoire*, conformément à la *Loi sur l'exercice des compétences légales* de l'Ontario, y compris des demandes d'autorisation de morcellement de terrain et de dérogation mineure aux exigences en matière de zonage.

FAIT : 30 août 2024

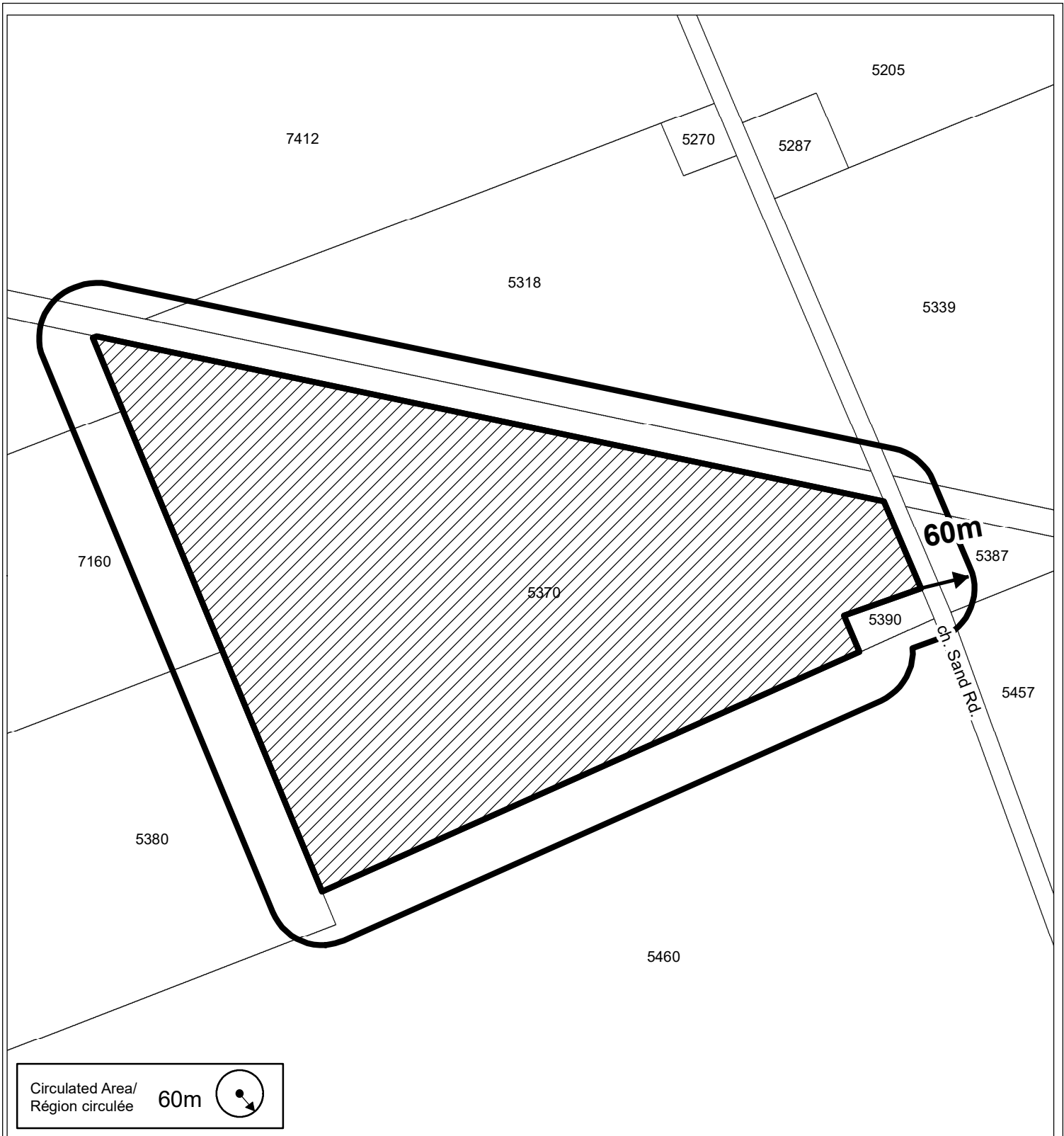



This document is also available in English.


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Circulated Area/
Région circulée 60m 

 **Committee of Adjustment**
Comité de dérogation

CIRCULATION MAP /
PLAN DE CIRCULATION

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THIS IS NOT A PLAN OF SURVEY

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SUBJECT LAND / TERRE EN QUESTION
5370 ch. Sand Rd.



NOT TO SCALE
NON À L'ÉCHELLE



EFI Engineering
Cornwall Office
34 South Branch Road
Cornwall, ON K6K 1T4
(613) 936-0148

EFI Engineering
Brockville Office
50 Crawford Street
Brockville, ON K6V 1S3

Lowe, Gravelle & Assoc.
New York State Office
69 East Orvis Street
Massena, NY 13662
(315) 769-8471

SERVICES

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July 29, 2024

Secretary-Treasurer
Committee of Adjustment, City of Ottawa
101 CentrepoinTE Drive, 4th Floor
Ottawa, Ontario K2G 5K7

Committee of Adjustment
Received | Reçu le
Revised | Modifié le : 2024-08-27
City of Ottawa | Ville d'Ottawa
Comité de dérogation

**Application for Consent – 5370 Sand Road - Panel 3
Revised Letter August 15, 2024**

EFI Engineering has been retained and acts on behalf of the owners of 5370 Sand Road and applicants associated with the above noted application.

This letter and the attached applications and supporting material serve as a formal submission for consent/lot line adjustment.

The information below provides a summary of the request.

Scope/Purpose:

- The lot line adjustment is being requested to fulfil the conditions of an offer of purchase and sale for a portion of the property. The use of the land will remain the same as there is no intention to develop the land for any other purpose.
- The retained portion will remain in the current owner’s title.
- A survey sketch is provided to reflect the severance proposal.
- No relief to zoning by-law is required.

Property Identification:

- Property Address: 5370 Sand Road
- Municipality: Russell Ward
- Conservation Authority: South Nation
- Site Details: Property is in Osgoode Ward, between Vars and Carlsbad Springs. Property is roughly triangular with approx. total Area of 30.28hectares (74.82 acres).
- Property abuts the Alexandria Rail Corridor (901.55m frontage along rail) and 106m of frontage along Sand Rd.

EFI Engineering
Cornwall Office
34 South Branch Road
Cornwall, ON K6K 1T4
(613) 936-0148

EFI Engineering
Brockville Office
50 Crawford Street
Brockville, ON K6V 1S3

Lowe, Gravelle & Assoc.
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- Official Plan Designation: Rural Countryside
- Zoning: Rural
- Existing Use: Predominantly wooded land with dwelling unit and out-buildings south of rail line encompassing the retained portion of the severed land.
- Adjacent uses:
 - North: Vacant Land/Agricultural Use
 - South: Vacant woodland and residential dwelling with out buildings
 - East: Vacant/Wooded land
 - West: Vacant Wooded land

Property Photos and Boundary:



EFI

ENGINEERS
ARCHITECTS
PROCESS PROFESSIONALS

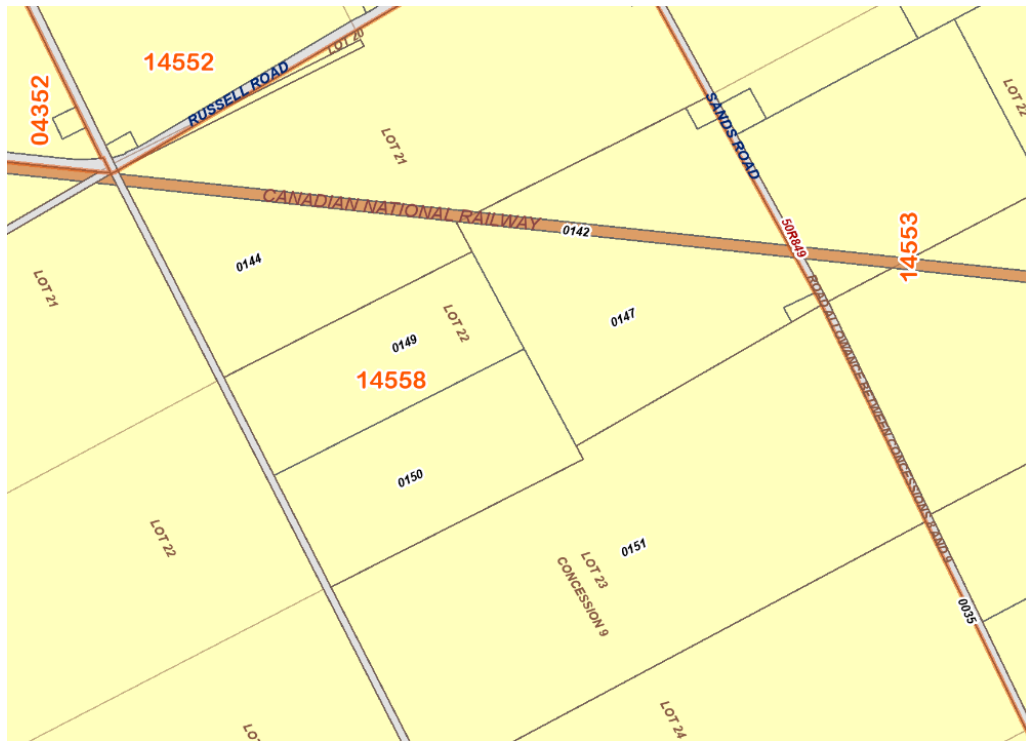
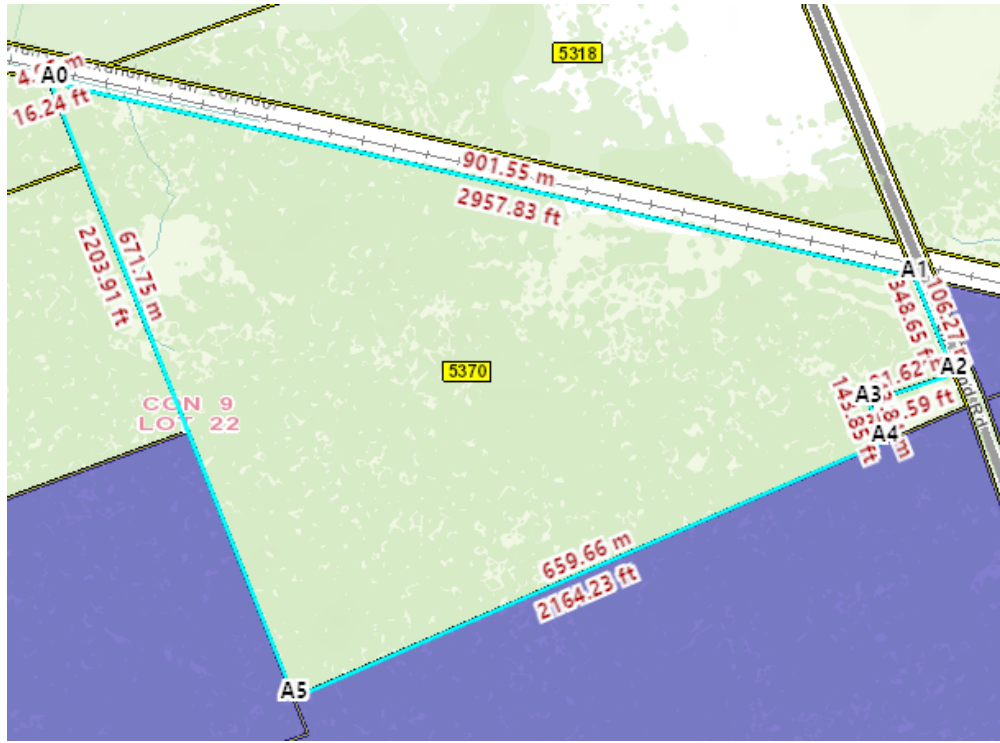
EFI Engineering
Cornwall Office
34 South Branch Road
Cornwall, ON K6K 1T4
(613) 936-0148

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- Electrical
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- Technical Staffing



Nearby Roads and Access Points:



EFI Engineering
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Cornwall, ON K6K 1T4
(613) 936-0148

EFI Engineering
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- 417 (South)
- Frank Kenney (East)
- Russell Rd (North)
- Abuts Sand Road (106m)

Essentially, the lot line adjustment in favour of PIN 14558-0149 will be maintained in its existing condition and land use. The proposal is in conformity with the Provincial Policy Statement, the City’s Official Plan policies and objectives and the zoning classification for the lands.

I look forward to working with the City to advance this application. Please do not hesitate to contact me if you have any questions related to this matter.

Sincerely,

Dennis Gratton

Dennis Gratton
Professional Planner
www.efiengineering.com
dgratton-c@efiengineering.com

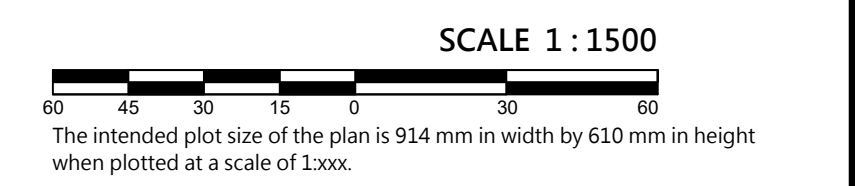
c. 613-581-6828



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Received | Reçu le
2024-08-15
City of Ottawa | Ville d'Ottawa
Comité de dérogation

SCHEDULE				
AREA (SQ.M)	PART	LOT	CONCESSION	PIN
182115.2	1			
111425.4	2	PART OF 22	9	ALL OF 14558-0147

PLAN OF SURVEY OF
PART OF LOT 22
CONCESSION 9
GEOGRAPHIC TOWNSHIP OF CUMBERLAND
FORMERLY COUNTY OF RUSSELL
CITY OF OTTAWA
MONUMENT-URSO SURVEYING LTD.



METRIC
DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

SURVEYOR'S CERTIFICATE
I CERTIFY THAT:

- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT AND THE SURVEYORS ACT, THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
- THE SURVEY WAS COMPLETED ON DATE

DATE: _____ STEFAN BAZAR
ONTARIO LAND SURVEYOR

This plan of survey relates to AOLS Plan Submission Form Number V-XXXXX

LEGEND

SYMBOL	DENOTES	FOUND SURVEY MONUMENT
□	DENOTES	FOUND SURVEY MONUMENT
■		PLANTED SURVEY MONUMENT
⊕		IRON BAR
⊖		STANDARD IRON BAR
⊗		SHORT STANDARD IRON BAR
⊘		PLASTIC BAR
⊙		ROUND IRON BAR
⊚		WITNESS
ACC		ACCEPTED
MEAS		MEASURED
(1476)		MONUMENT-URSO SURVEYING LTD.
(P1)		PLAN 50R-3998
P&W		POST & WIRE FENCE
▲/AN		ANCHOR
⊕		UTILITY POLE

BEARING NOTES
BEARINGS ARE MTM GRID, DERIVED FROM CAN-NET REAL-TIME NETWORK GPS OBSERVATIONS ON OBSERVED REFERENCE POINTS A AND B HAVING A BEARING OF N03°46'30"E AND ARE REFERRED TO THE CENTRAL MERIDIAN (76°30' WEST LONGITUDE) OF MTM ZONE 9 NAD83 (CSRS) (2010).

DISTANCES ON THIS PLAN ARE HORIZONTAL GROUND DISTANCES AND CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY THE AVERAGE COMBINED SCALE FACTOR OF 0.999979.

CO-ORDINATE NOTES

CO-ORDINATES ARE DERIVED FROM CAN-NET REAL-TIME NETWORK GPS OBSERVATIONS, MTM ZONE 9 NAD83 (CSRS) (2010).

POINT ID	NORTHING	EASTING
A	5025333.85	391345.39
B	5024886.90	391536.38

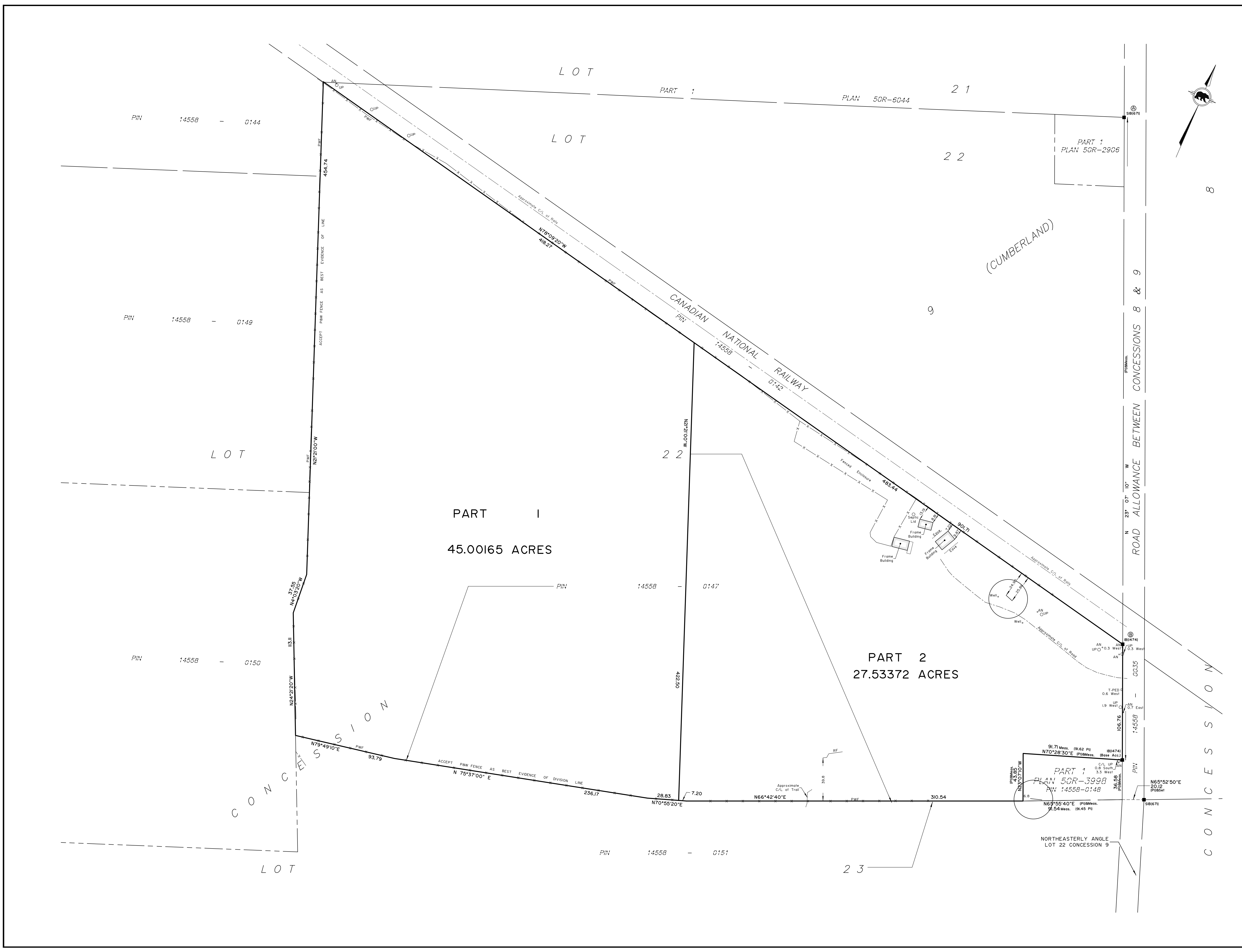
COORDINATES ARE TO URBAN ACCURACY PER SECTION 14(2) OF O. REG 216/10.

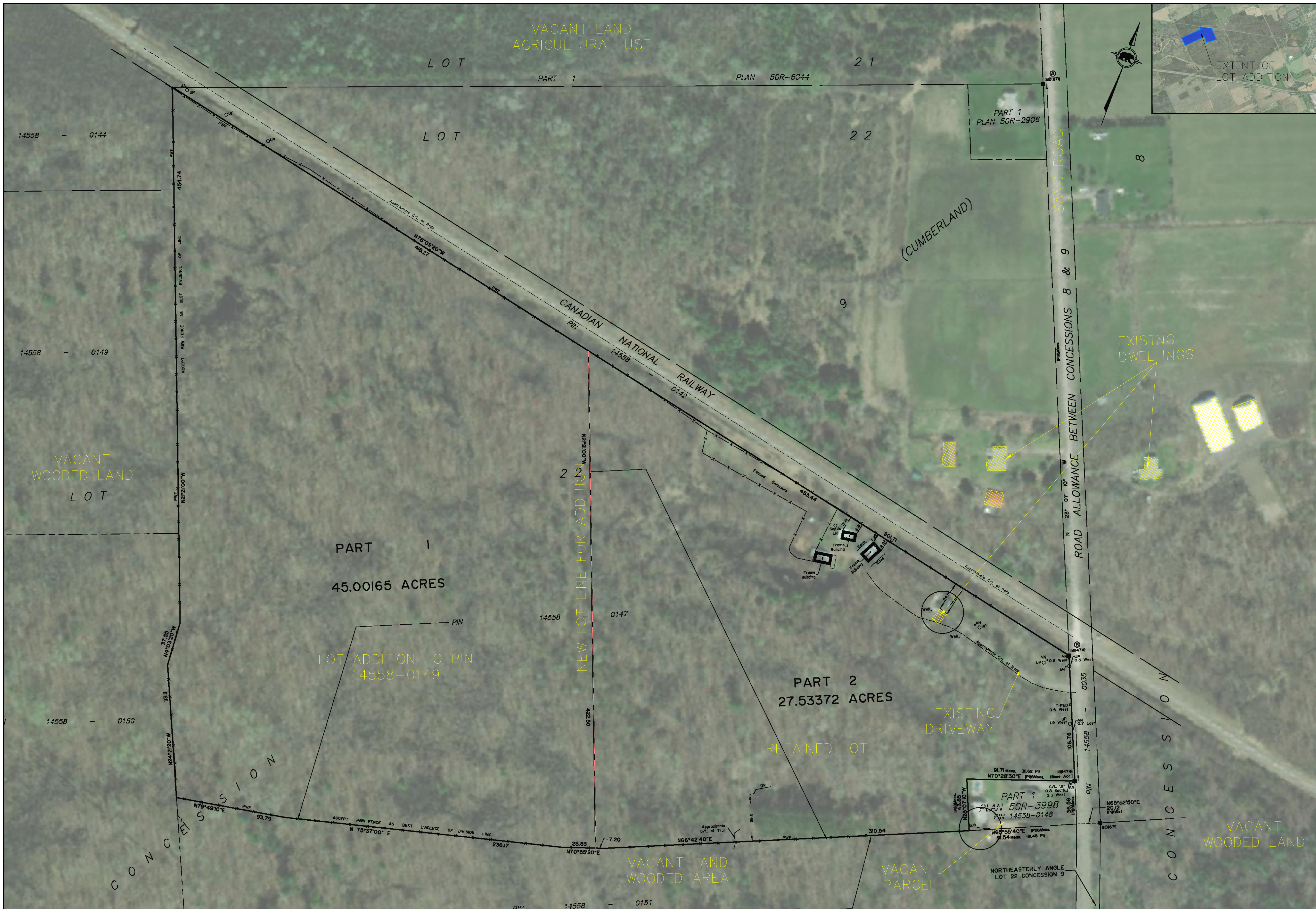
COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

Monument-Urso Surveying Ltd.
Ontario Land Surveyors | Canada Land Surveyors
3755 WOODWARD DRIVE
OTTAWA, ON, CANADA K1P 1P9
536 C/ FOURTH LINE EAST
SAULT STE MARIE, ON, CANADA P6A 6J8

TEL: (613) 800-1583
TEL: (705) 254-7851
FAX: (705) 254-5371

DRAWN: DG
PROCESSOR: SB
FIELD: XXXX
CHECKED: SB
FILE NO: O-3002-53705ansP&R-DL





USE AND INTERPRETATION OF DRAWINGS:
 DRAWINGS ARE NOT TO BE SCALED.
 BY USE OF THE DRAWINGS FOR CONSTRUCTION OF THE PROJECT, THE OWNER REPRESENTS THAT HE HAS REVIEWED AND APPROVED THE DRAWINGS, THE CONTRACTOR REPRESENTS THAT HE HAS VERIFIED THE SITE, FAMILIARIZED HIMSELF WITH THE LOCAL CONDITIONS, VERIFIED FIELD DIMENSIONS AND CORRELATED HIS OBSERVATIONS WITH THE REQUIREMENTS OF THE CONTRACT DOCUMENTS.
 THIS DRAWING ILLUSTRATES THE WORK TO BE DONE. THE ENGINEER IS NOT RESPONSIBLE FOR THE MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES USED TO DO THE WORK, OR THE SAFETY ASPECTS OF CONSTRUCTION, AND NOTHING ON THIS DRAWING EXPRESSED OR IMPLIED CHANGES THIS CONDITION. CONTRACTOR SHALL DETERMINE ALL CONDITIONS AT THE SITE AND SHALL BE RESPONSIBLE FOR KNOWING HOW THEY AFFECT THE WORK.
 UNAUTHORIZED CHANGES:
 IN THE EVENT THE CLIENT, THE CLIENTS CONTRACTORS OR SUBCONTRACTORS, OR ANYONE FOR WHOM THE CLIENT IS LEGALLY LIABLE MAKES OR PERMITS TO BE MADE ANY CHANGES TO ANY REPORTS, PLANS, SPECIFICATIONS OR OTHER CONSTRUCTION DOCUMENTS PREPARED BY EFI WITHOUT OBTAINING EFI'S PRIOR WRITTEN CONSENT, THE CLIENT SHALL ASSUME FULL RESPONSIBILITY FOR THE RESULTS OF SUCH CHANGES. THEREFORE THE CLIENT AGREES TO WAIVE ANY CLAIM AGAINST EFI AND TO RELEASE EFI FROM ANY LIABILITY ARISING DIRECTLY OR INDIRECTLY FROM SUCH CHANGES.
 IN ADDITION, THE CLIENT AGREES, TO THE FULLEST EXTENT PERMITTED BY LAW, TO INDEMNIFY AND HOLD HARMLESS EFI FROM ANY DAMAGES, LIABILITIES OR COSTS, INCLUDING REASONABLE ATTORNEY'S FEES AND COSTS OF DEFENSE, ARISING FROM SUCH CHANGES.
 IN ADDITION, THE CLIENT AGREES TO INCLUDE IN ANY CONTRACTS FOR CONSTRUCTION APPROPRIATE LANGUAGE THAT PROHIBITS THE CONTRACTOR OR ANY SUBCONTRACTORS OF ANY TIER FROM MAKING ANY CHANGES OR MODIFICATIONS TO EFI'S CONSTRUCTION DOCUMENTS WITHOUT PRIOR WRITTEN APPROVAL OF EFI AND THAT FURTHER REQUIRES THE CONTRACTOR TO INDEMNIFY BOTH EFI AND THE CLIENT FROM ANY LIABILITY OR COST ARISING FROM SUCH CHANGES MADE WITHOUT SUCH PROPER AUTHORIZATION.



REFERENCES

NO. REF.	NO. DWG.	TITLE	BY

Committee of Adjustment
 Received | Reçu le
 2024-08-15
 City of Ottawa | Ville d'Ottawa
 Comité de dérogation

DRAWING ISSUED FOR:
 DATE: YEAR MONTH DAY
 CLIENT REVIEW BID/TENDER CONSTRUCTION
 INFORMATION PERMIT OTHER

SEAL(S):

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EFI T: (613) 936-0148
 ENGINEERING engineer@efiengineering.com
 ARCHITECTURE www.efiengineering.com
 PROCESS PROFESSIONALS

CLIENT: **LONDON DAIRY**

SITE: **PART OF LOT 22 CON 9**

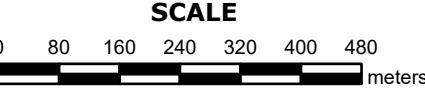
TITLE: **5370 SAND ROAD LOT ADDITION**

SCALE: N.T.S.	DRAWN: A.B.	ENGINEER:
DATE: 2024/06/19	QC:	PM:
PROJECT NO: 7421	DRAWING NO: D1	REVISION: A

NOTE:
 1. THIS IS A SKETCH FOR A LOT ADDITION PREPARED FOR THE COMMITTEE OF ADJUSTMENT, CITY OF OTTAWA
 2. DRAWING INFORMATION IS BASED ON THE SURVEY PREPARED BY MONUMENT SURVEY LTD



PRINTED ON 29 MAY, 2024 AT 12:12:19 FOR EFI



PROPERTY INDEX MAP
OTTAWA-CARLETON(No. 04)

LEGEND

FREEHOLD PROPERTY	
LEASEHOLD PROPERTY	
LIMITED INTEREST PROPERTY	
CONDOMINIUM PROPERTY	
RETIRED PIN (MAP UPDATE PENDING)	
PROPERTY NUMBER	0449
BLOCK NUMBER	08050
GEOGRAPHIC FABRIC	
EASEMENT	

THIS IS NOT A PLAN OF SURVEY

NOTES

REVIEW THE TITLE RECORDS FOR COMPLETE PROPERTY INFORMATION AS THIS MAP MAY NOT REFLECT RECENT REGISTRATIONS

THIS MAP WAS COMPILED FROM PLANS AND DOCUMENTS RECORDED IN THE LAND REGISTRATION SYSTEM AND HAS BEEN PREPARED FOR PROPERTY INDEXING PURPOSES ONLY

FOR DIMENSIONS OF PROPERTIES BOUNDARIES SEE RECORDED PLANS AND DOCUMENTS

ONLY MAJOR EASEMENTS ARE SHOWN

REFERENCE PLANS UNDERLYING MORE RECENT REFERENCE PLANS ARE NOT ILLUSTRATED



NOTICE OF HEARING

Pursuant to the Ontario *Planning Act*

Minor Variance Application

Panel 3
Tuesday, September 17, 2024
9 a.m.

Ben Franklin Place, Main Floor Chamber, 101 Centrepointe Drive
and by videoconference

Owners of neighbouring properties within 60 metres of the property address below are receiving this notice in case they want to comment on the application(s) and/or participate at the hearing.

The hearing can also be viewed on the Committee of Adjustment [YouTube](#) page.

Simultaneous interpretation in both official languages, accessible formats and communication supports are available for any specific agenda item by contacting the Committee of Adjustment at least 72 hours before the hearing.

File No.: D08-02-24/A-00221
Application: Minor Variance under section 45 of the *Planning Act*
Applicants: William and Avril Van Aert
Property Address: 394 Allbirch Road
Ward: 5 – West Carleton-March
Legal Description: Part of Lot 83, Registered Plan 782
Zoning: V1H[350r]
Zoning By-law: 2008-250

APPLICANTS' PROPOSAL / PURPOSE OF THE APPLICATION:

The Applicants wants to construct a new detached garage on their property, as shown on plans filed with the application.

REQUESTED VARIANCES:

The Applicants require the Committee's authorization for minor variances from the Zoning By-law as follows:

- a) To permit an increased cumulative floor area for an accessory building of 76 square metres, whereas the By-law permits a maximum cumulative floor area for accessory buildings of 55 square metres.
- b) To permit a reduced setback for an accessory building from the front lot line of 5.6 metres, whereas the By-law requires a minimum setback for an accessory building from the front lot line of 9 metres.
- c) To permit a reduced setback for an accessory building from the side lot line of 3.5 metres, whereas the By-law requires a minimum setback for an accessory building from the side lot line of 9 metres.

The property is not the subject of any other current application under the *Planning Act*.

FIND OUT MORE ABOUT THE APPLICATION

For more information about this matter, contact the Committee of Adjustment at the address, email address, website or QR code below.

Visit **[Ottawa.ca/CommitteeofAdjustment](https://ottawa.ca/CommitteeofAdjustment)** and follow the link to **Next hearings** to view panel agendas and application documents, including **proposal cover letters, plans, tree information, hearing notices, circulation maps, and City planning reports**. Written decisions are also published once issued and translated.

If you don't participate in the hearing, you won't receive any further notification of the proceedings.

If you want to be notified of the decision following the hearing, and of any subsequent appeal to the Ontario Land Tribunal, send a written request to the Committee.

HOW TO PARTICIPATE

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DATED: August 30, 2024



Ce document est également offert en français.

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613-580-2436

AVIS D'AUDIENCE

Conformément à la *Loi sur l'aménagement du territoire* de l'Ontario

Demande de dérogations mineures

Groupe 3
Mardi 17 septembre 2024
9 h

**Place-Ben-Franklin, salle Chamber, 101, promenade Centrepointe
et par vidéoconférence**

Les propriétaires des biens-fonds situés dans un rayon de 60 mètres de l'adresse ci-dessous reçoivent le présent avis afin de formuler des observations sur la ou les demandes et de participer à l'audience s'ils le souhaitent.

L'audience peut aussi être visionnée sur la page [YouTube](#) du Comité de dérogation.

Les participants peuvent bénéficier de l'interprétation simultanée dans les deux langues officielles, de formats accessibles et d'aides à la communication pour toute question de l'ordre du jour en s'adressant au Comité de dérogation au moins 72 heures à l'avance.

Dossier : D08-02-24/A-00221
Demande : Dérogations mineures en vertu de l'article 45 de la *Loi sur l'aménagement du territoire*
Requérants : William et Avril Van Aert
Adresse municipale : 394, chemin Allbirch
Quartier : 5 – West Carleton-March
Description officielle : Partie du lot 83, plan enregistré 782
Zonage : V1H[350r]
Règlement de zonage : n° 2008-250

PROPOSITION DES REQUÉRANTS ET OBJET DE LA DEMANDE :

Les requérants souhaitent construire un nouveau garage isolé sur leur propriété, conformément aux plans déposés auprès du Comité.

DÉROGATIONS DEMANDÉES :

Les requérants demandent au Comité d'accorder les dérogations mineures au Règlement de zonage décrites ci-après :

- a) Permettre l'augmentation de la surface de plancher cumulative pour un bâtiment accessoire à 76 mètres carrés, alors que le Règlement permet une surface de plancher cumulative maximale pour les bâtiments accessoires de 55 mètres carrés.
- b) Permettre la réduction de la marge de recul d'un bâtiment accessoire par rapport à la ligne de lot avant à 5,6 mètres, alors que le Règlement exige une marge de recul minimale de 9 mètres pour un bâtiment accessoire par rapport à la ligne de lot avant.
- c) Permettre la réduction de la marge de recul d'un bâtiment accessoire par rapport à la ligne de lot latérale à 3,5 mètres, alors que le Règlement exige une marge de recul minimale de 9 mètres pour un bâtiment accessoire par rapport à la ligne de lot latérale.

La propriété ne fait l'objet d'aucune autre demande en cours en vertu de la *Loi sur l'aménagement du territoire*.

POUR EN SAVOIR PLUS SUR LA DEMANDE

Pour obtenir plus de renseignements à ce sujet, communiquez avec le Comité de dérogation via l'adresse, le courriel, le site Web ou le code QR ci-dessous.

Visitez le site **Ottawa.ca/Comité de dérogation** et suivez le lien **Prochaines audiences** pour consulter l'ordre du jour du Comité et les documents relatifs aux demandes, y compris **les lettres d'accompagnement des propositions, les plans, l'information sur les arbres, les avis d'audience, les cartes de diffusion et les rapports d'urbanisme de la Ville**. Les décisions écrites sont également publiées une fois rendues et traduites.

Si vous ne participez pas à l'audience, vous ne recevrez pas d'autre avis à ce sujet.

Si vous souhaitez recevoir un avis de la décision prise à l'issue de l'audience et de tout appel ultérieur interjeté devant le Tribunal ontarien de l'aménagement du territoire, faites-en la demande par écrit au Comité.

COMMENT PARTICIPER

Présentez vos observations écrites ou orales avant l'audience : Veuillez faire parvenir vos observations par courriel à cded@ottawa.ca au moins 24 heures avant l'audience afin de vous assurer que les membres des groupes chargés du rendu des décisions les ont bien reçues. Vous pouvez également téléphoner au coordonnateur ou à la coordonnatrice au numéro 613-580-2436 pour demander que vos observations soient transcrites.

Inscrivez-vous au moins 24 heures à l'avance en communiquant avec le coordonnateur ou la coordonnatrice du Comité au numéro 613-580-2436 ou à l'adresse à cded@ottawa.ca. Vous recevrez des détails sur la façon de participer par vidéoconférence. Si vous souhaitez faire une présentation visuelle, le coordonnateur ou la coordonnatrice sera en mesure de vous fournir des détails sur la façon de procéder. Les présentations sont limitées à cinq minutes et toute exception est laissée à la discrétion du président ou de la présidente.

Les audiences sont régies par les *Règles de pratique et de procédure* du Comité de dérogation et sont accessibles en ligne.

TOUS LES RENSEIGNEMENTS PRÉSENTÉS DEVIENNENT PUBLICS

Sachez que, conformément à la *Loi sur l'aménagement du territoire*, à la *Loi sur les municipalités* et à la *Loi sur l'accès à l'information municipale et la protection de la vie privée*, les observations écrites adressées au Comité de dérogation sont considérées comme des renseignements publics et peuvent être communiquées à toute personne intéressée. Les renseignements que vous choisissez de divulguer dans votre correspondance, notamment vos renseignements personnels, seront versés au dossier public et communiqués aux membres du Comité, au(x) requérant(s) ou à l'agent, l'agente, ainsi qu'à toute autre personne intéressée et pourront éventuellement être affichés en ligne et faire l'objet d'une recherche sur Internet.

COMITÉ DE DÉROGATION

Le Comité de dérogation est le tribunal quasi judiciaire de la Ville d'Ottawa créé en vertu de la *Loi sur l'aménagement du territoire* de l'Ontario. Chaque année, il tient des audiences sur des centaines de demandes en vertu de la *Loi sur l'aménagement du territoire*, conformément à la *Loi sur l'exercice des compétences légales* de l'Ontario, y compris des demandes d'autorisation de morcellement de terrain et de dérogation mineure aux exigences en matière de zonage.

FAIT : 30 août 2024

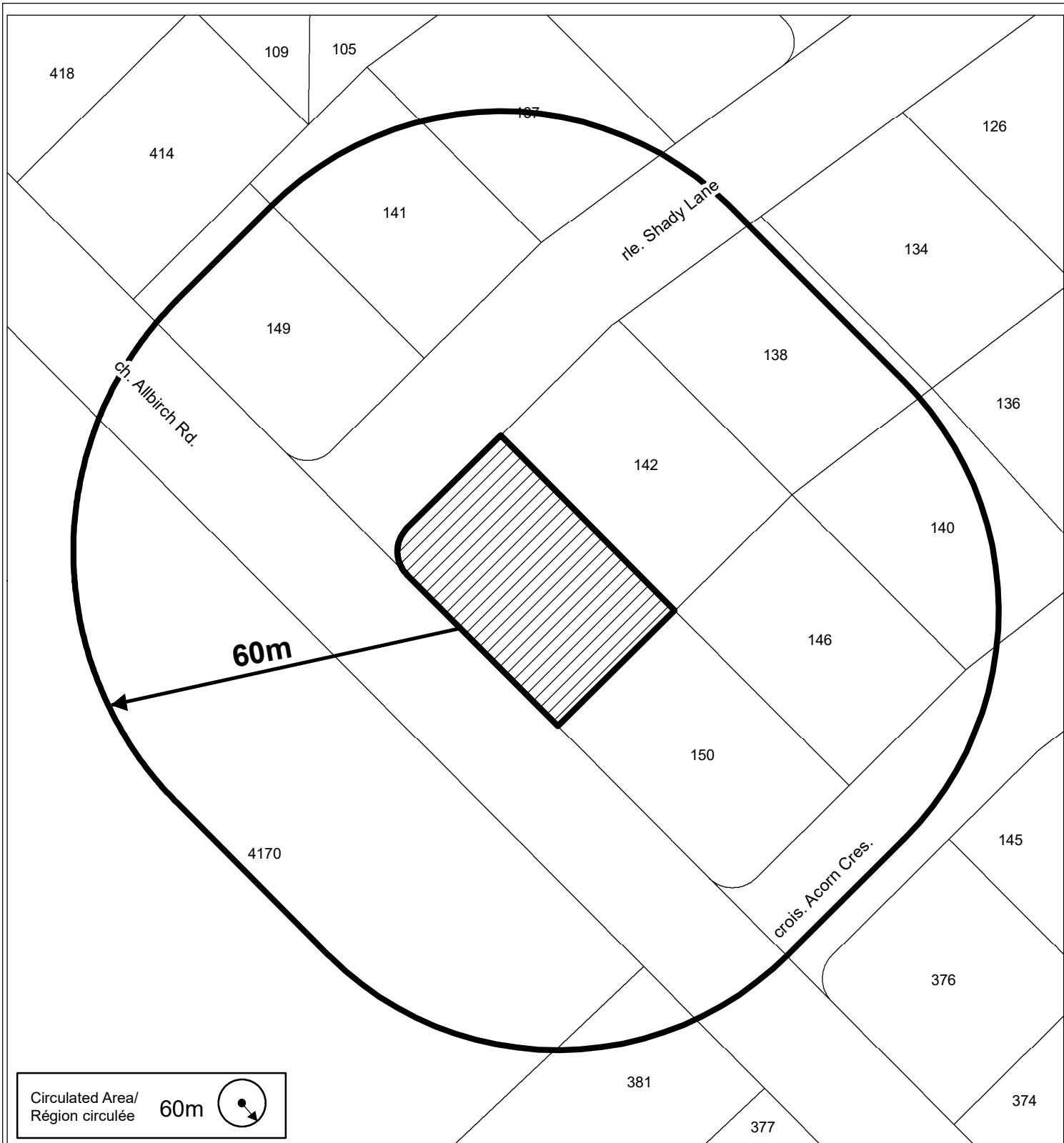



This document is also available in English.


Committee of Adjustment
City of Ottawa
101 Centrepointe Drive
Ottawa ON K2G 5K7
Ottawa.ca/CommitteeofAdjustment
cofa@ottawa.ca
613-580-2436



Comité de dérogation
Ville d'Ottawa
101, promenade Centrepointe
Ottawa ON K2G 5K7
Ottawa.ca/Comitedederogation
cded@ottawa.ca
613-580-2436



Circulated Area/
Région circulée 60m 

 **Committee of Adjustment**
Comité de dérogation

CIRCULATION MAP /
PLAN DE CIRCULATION

©Parcel data is owned by Teranet Enterprises Inc. and its suppliers
All rights reserved. May not be produced without permission
THIS IS NOT A PLAN OF SURVEY

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SUBJECT LAND / TERRE EN QUESTION
394 ch. Allbirch Road



NOT TO SCALE
NON À L'ÉCHELLE

Committee of Adjustment

Received | Reçu le

15 - 07 - 2024

City of Ottawa | Ville d'Ottawa

Comité de dérogation



JARVIS DESIGN FIRM

Project Name: New Detached Garage

Project Address: 394 Allbirch Road, Woodlawn, ON

Architectural/Structural Contact: Quinton Jarvis, Jarvis Design Firm

394 Allbirch Road - Application for Minor Variance Cover Letter

Committee of Adjustment,
101 Centrepoin Drive, 4th Floor
Ottawa, ON, K2G 5K7

Attention Secretary-Treasurer:

Introduction

We are writing to request a minor variance for the property located at 394 Allbirch Road, which currently does not include a garage. The property features a laneway off of Allbirch Road, and we are seeking approval to construct a new detached garage with new driveway to the left of the home, technically within the front yard. This location is optimal due to ability to be of an appropriate size for cars and additional yard storage. There is not much opportunity for the garage to be placed within the rear of side property lines without being directly in front of the house. There is also a septic field within the north side of the sites sideyard therefore the proposed garage location provides best opportunity for the clients desired size and access without impeding the view of the existing house.

Three variances are required for the garage proposal as listed below;

Variance 1 - Accessory Structure in Front Yard to be 76m² opposed to 55m² max

By-law section: Section 55, Table 55 (6) Maximum Permitted Accessory Building Size

By-law requirement: Max. cumulative floor area of 55m² of the yard where they are located

Variance 2 - Accessory Structure to surpass front yard setback, 5.6m instead of 9m

By-law section: Section 55 - Accessory Uses, Buildings and Structures Setbacks

By-law requirement: Min. Front Yard Setback of Accessory Building is 9m

Variance 3 - Accessory Structure to surpass side yard setback, 3.5m instead of 9m

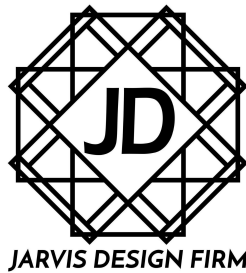
By-law section: Section 55 - Accessory Uses, Buildings and Structures Setbacks

By-law requirement: Min. Front Yard Setback of Accessory Building is 9m

Are the variances minor?

In our opinion, the variances are minor for the following reasons:

- **Privacy:** The privacy of neighboring properties will be maintained, as the proposed structure will have virtually no effect on them.
- **Lot Coverage:** The existing house covers only 4% of the lot, and with the proposed garage, the total lot coverage would increase to 9%, which is still well below the maximum allowable coverage of 20%.



Project Name: New Detached Garage

Project Address: 394 Allbirch Road, Woodlawn, ON

Architectural/Structural Contact: Quinton Jarvis, Jarvis Design Firm

- **Accessory Building Size:** Although the garage exceeds the maximum accessory building size by 21m², it is not expected to have any negative impact on the property or the surrounding area.
- **Optimal Location:** The proposed location of the garage is ideal due to its proximity to the house, its ability to accommodate the desired size, and the need to avoid the on-site septic field.

Are the variances desirable for the appropriate development or use of the property?

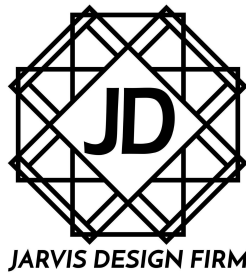
It is our opinion that the variances are desirable for the use of the property due to the following;

- **Home Functionality:** The home is beautiful and functions currently however the lack of garage space is a notable deficiency. The new garage will address this issue by providing much-needed storage and secure parking.
- **Community Fit:** Located at 394 Allbirch, directly across from a largely forested lot and surrounded by similar residential properties, the home benefits from the nature-centric character of the Constance Bay community. The emphasis on outdoor activities and the need to maintain a forest-adjacent lot make this garage particularly appropriate. Additionally, it leaves space for future expansion of the residential area, allowing for a potential connection to the garage if desired, or enabling both areas to remain separate. This flexibility further supports the location, functionality and value of the home.

Is the general intent and purpose of the zoning by-law maintained?

It is our opinion that the intent and purpose of the Zoning By-law are maintained for the following reasons:

- **Lot Location:** The proposed garage will be located on the same lot as the principal building, enhancing its use and function by providing additional storage, and offering secure parking.
- **Non-Habitation:** The garage will not be used for habitation.
- **Size and Location:** While the size and location require variances, the combined lot coverage of the primary dwelling and proposed garage totals 9%, well below the maximum allowable 20%. The chosen location is ideal for future expansion of the house, accommodates the desired garage size, and avoids the existing septic bed. Additionally, it allows for convenient frontal access from Shady Lane instead of Allbirch Road.



Project Name: New Detached Garage
Project Address: 394 Allbirch Road, Woodlawn, ON
Architectural/Structural Contact: Quinton Jarvis, Jarvis Design Firm

Is the general intent and purpose of the official plan maintained?

The Official Plan supports accessory buildings as beneficial for the diversity and use of residential properties, with established criteria for their integration. It is our opinion that the proposal respects and maintains the plan's intent and purpose for the following reasons:

- **Integration:** The proposed garage will integrate seamlessly in design and function with the dwelling unit and property.
- **Community Context:** The broader community includes many similar buildings, and the proposed garage enhances overall property functionality and value.
- **Support of Official Plan:** The variance aligns with the Official Plan's goals by improving the property while adhering to intent of the criteria for accessory buildings.

Please consider our proposal and feel free to contact our office if there are any questions.

Sincerely,

A handwritten signature in cursive script that reads 'Q Jarvis'. The signature is written in black ink and is positioned to the left of the printed name.

Quinton Jarvis

Jarvis Design Firm

226-927-7979

- Notes & Legend**
- Denotes
 - Survey Monument Planted
 - Survey Monument Found
 - SB Standard Iron Bar
 - SBH Short Standard Iron Bar
 - IB Iron Bar
 - W Witness
 - WT Witness
 - Meas. Measured
 - ADD Anns, O'Sullivan, Vollebek Ltd.
 - (P1) Registered Plan 782
 - (P2) (647) Plan dated Jan. 21, 1983
 - (P3) (671) Plan dated Nov. 8, 1973
 - (P4) (857) Plan dated June 22, 1973
 - (P5) (857) Plan dated Sept. 18, 1973
 - (P6) (857) Plan dated May 31, 1973
 - OW Overhead Wires
 - GM Gas Meter
 - HM Hydro Meter
 - BF Board Fence
 - GL Gate
 - W.P. Wood Pole
 - CSP Corrugated Steel Pipe
 - T/P Top of Pipe
 - Ø Diameter
 - Loc. of Elev. Location of Elevations
 - C/L Centreline
 - PL Property Line
 - UP Utility Pole
 - AN Anchor
 - AC Air Conditioner
 - EOC Edge of Crawl
 - EOA Edge of Asphalt
 - TOS Top of Slope
 - BOS Bottom of Slope



Committee of Adjustment
 Received | Reçu le
15 - 07 - 2024
 City of Ottawa | Ville d'Ottawa
Comité de dérogation

Bearings are grid, derived from Can-Net 2016 Real Time Network GPS observations, MTM Zone 9 (76°30' West Longitude)
 NAD-83 (original)
 For bearing comparisons, a rotation of 017°20" counter-clockwise was applied to bearings on P1.

ELEVATION NOTES
 1. Elevations shown are geodetic and are referred to the CGVD25 geodetic datum.
 2. It is the responsibility of the user of this information to verify that the job benchmark has not been altered or disturbed and that it's relative elevation and description agrees with the information shown on this drawing.
UTILITY NOTES
 1. This drawing cannot be accepted as acknowledging all of the utilities and it will be the responsibility of the user to contact the respective utility authorities for confirmation.
 2. Only visible surface utilities were located.
 3. A field location of underground plant by the pertinent utility authority is mandatory before any work involving breaking ground, probing, excavating etc.

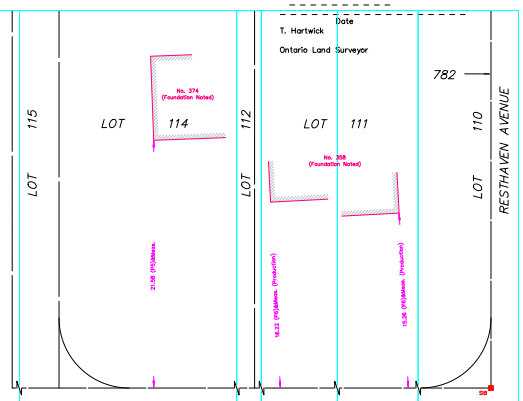
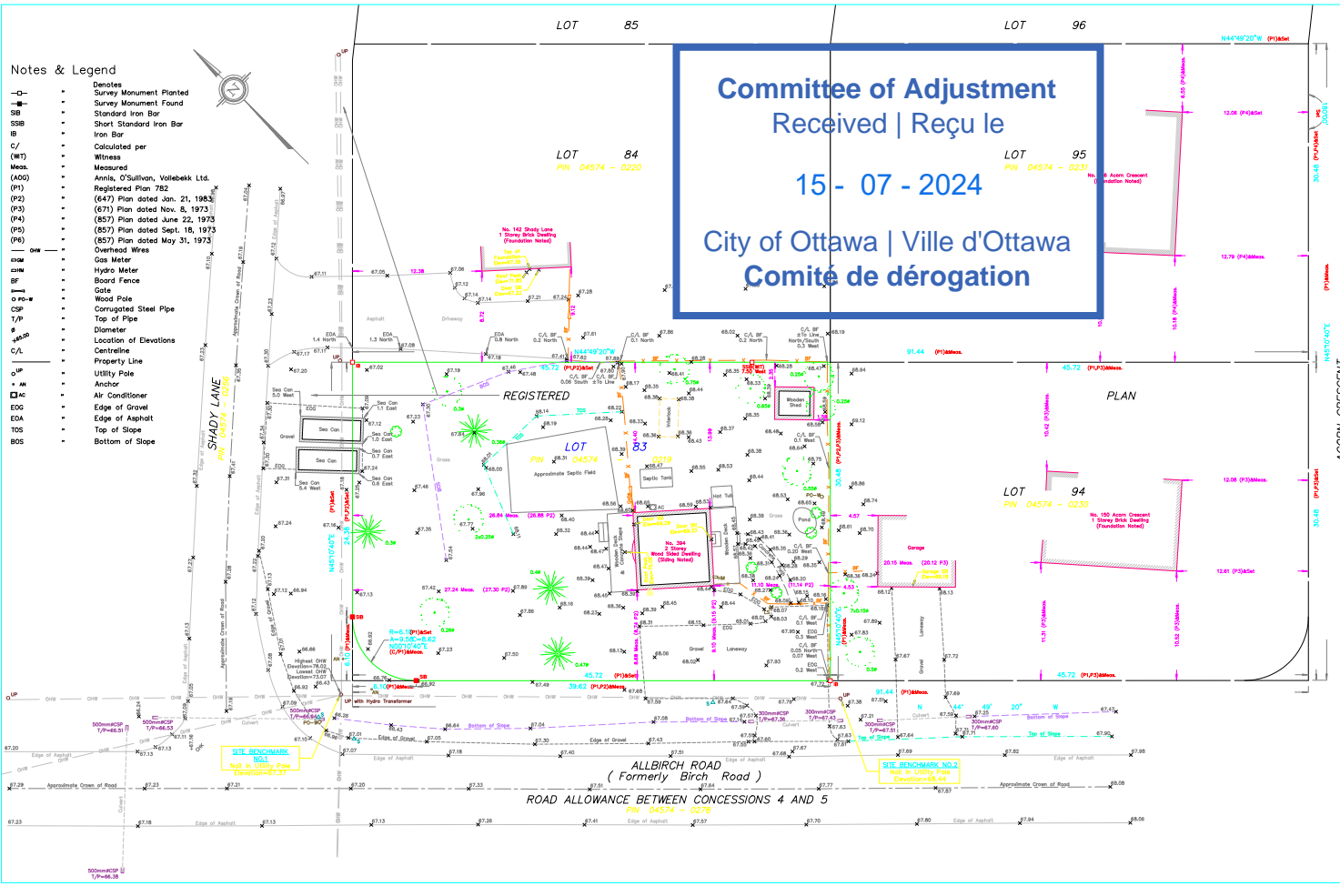
TOPOGRAPHIC PLAN OF SURVEY OF

LOT 83
REGISTERED PLAN 782
CITY OF OTTAWA

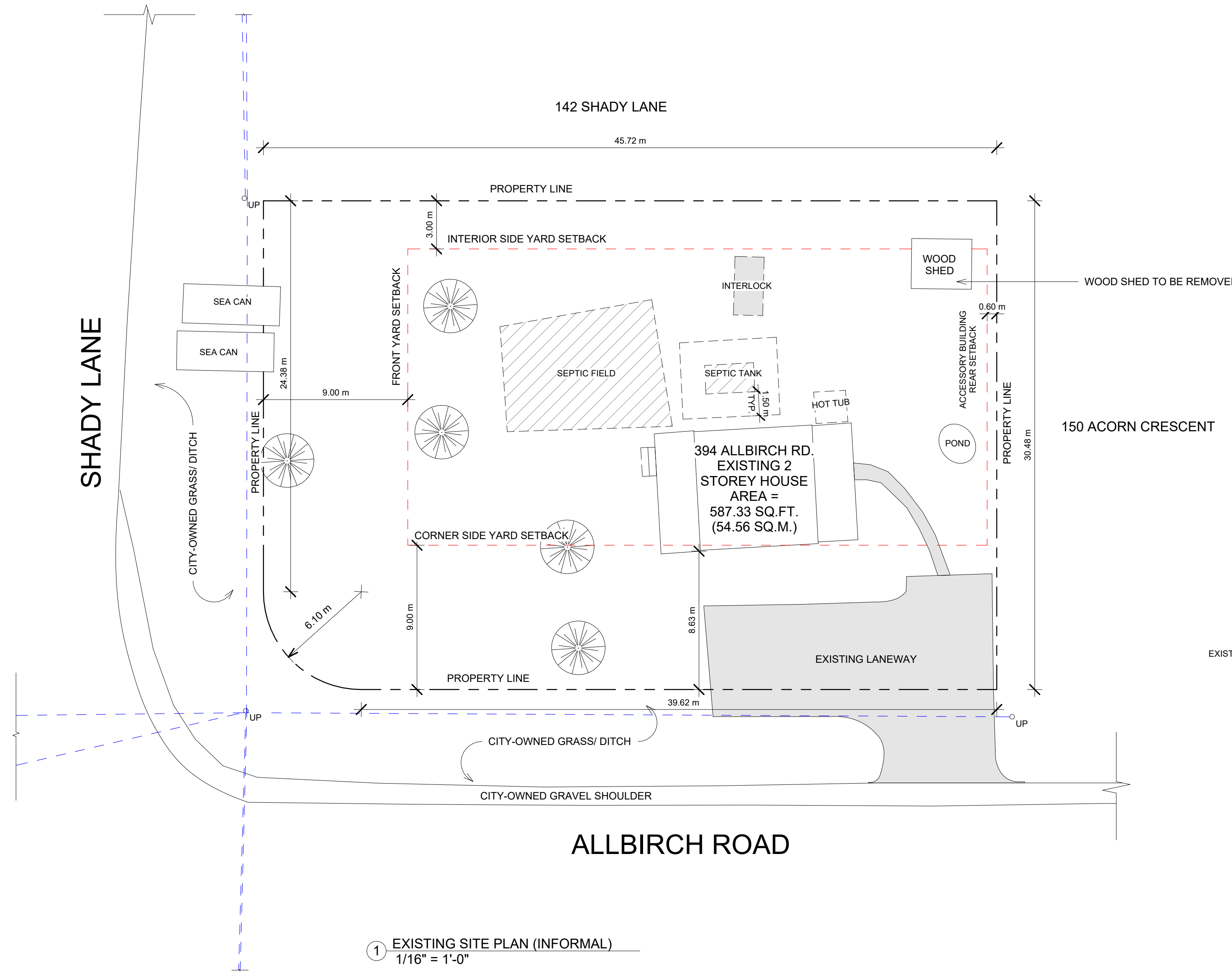
Surveyed by Anns, O'Sullivan,
 Vollebek Ltd.
 Scale 1 : 200

Metric
 DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

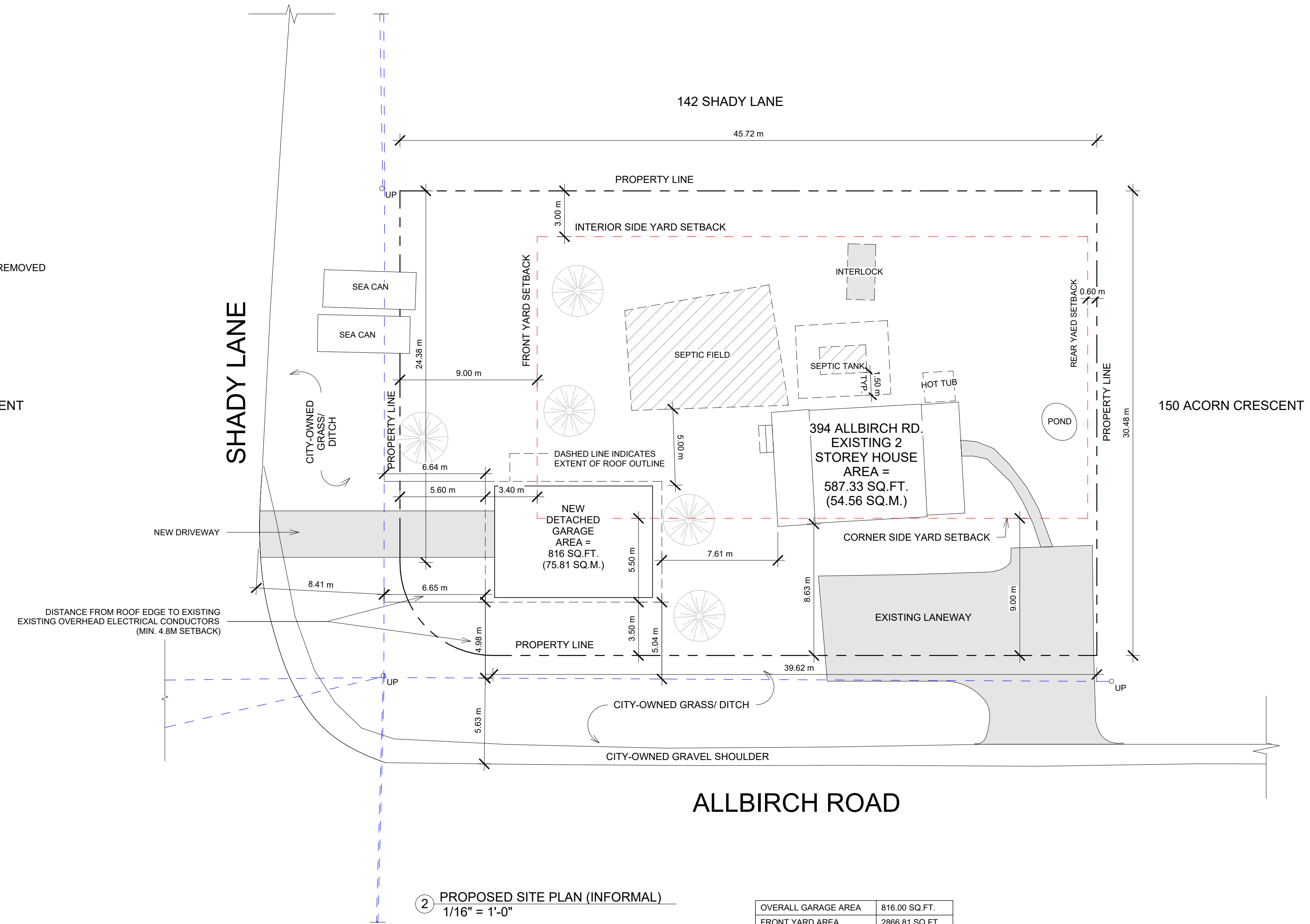
Surveyor's Certificate
 I CERTIFY THAT:
 1. This survey and plan are correct and in accordance with the Survey Act, the Surveyors Act and the regulations made under them.
 2. The survey was completed on the 9th day of February, 2024.



ASSOCIATION OF ONTARIO LAND SURVEYORS
 PLAN SUBMISSION FORM
 V-60514
 THIS PLAN IS PROTECTED BY THE SURVEYORS ACT AND THE SURVEYORS REGULATIONS.
 IT IS AN UNLAWFUL COPY ISSUED BY THE SURVEYOR IN ACCORDANCE WITH REGULATION 1026, SECTION 28(3).
 Anns, O'Sullivan, Vollebek Ltd. 2023 - THIS PLAN IS PROTECTED BY
 ANNS, O'SULLIVAN, VOLLEBEK LTD.
 14 Concourse Gate, Suite 500
 Nepean, Ont. K2E 7S6
 Phone: (613) 727-0850 / Fax: (613) 727-0850
 Email: info@annso.com

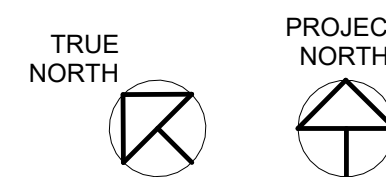


1 EXISTING SITE PLAN (INFORMAL)
1/16" = 1'-0"



2 PROPOSED SITE PLAN (INFORMAL)
1/16" = 1'-0"

OVERALL GARAGE AREA	816.00 SQ.FT.
FRONT YARD AREA	2866.81 SQ.FT.
FRONT YARD COVERAGE	28.46%
CORNER YARD AREA	3557.26 SQ.FT.
CORNER YARD COVERAGE	22.94%



MUNICIPAL ADDRESS: 394 ALLBIRCH RD. WOODLAWN, ON.		
PROPERTY AREA	14914.05 SQ.FT. (1385.56 SQ.M.)	
NEW GARAGE AREA	816.00 SQ.FT. (75.81 SQ.M.)	
LOT COVERAGE (MAX. 20%)	EXISTING	PROPOSED
	~1.212 SQ.FT. (~8.13%)	~2028 SQ.FT. (~13.6%)
CUMULATIVE FLOOR AREA	MAX.	PROPOSED
	55 SQ.M.	75.81 SQ.M.
BUILDING HEIGHT	14' - 9" (MAX. = 14'-9.5/32")	

LEGEND	
	SETBACK LINE
	OVERHEAD ELECTRICAL CONDUCTORS
	UTILITY POLE

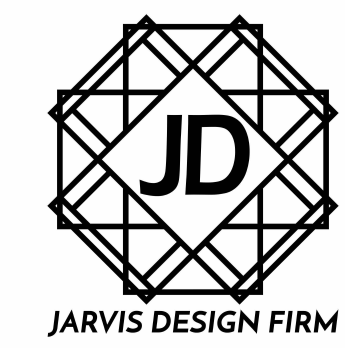
NOTE:
IT IS THE CONSTRUCTOR'S RESPONSIBILITY TO ENSURE THAT ALL CONSTRUCTION CONFORMS TO THE REQUIREMENTS OF THE ONTARIO BUILDING CODE. NOTATIONS MADE ON THESE DRAWINGS ARE FOR INFORMATION AND GUIDANCE ONLY AND DO NOT NECESSARILY ADDRESS ALL AREAS OF CONSTRUCTION. ALL CONSTRUCTION IS SUBJECT TO FIELD REVIEW AND APPROVAL.

ALL DIMENSIONS AND INFORMATION SHALL BE CHECKED AND VERIFIED ON THE JOB AND ANY DISCREPANCIES MUST BE REPORTED TO THE CONSULTANT BEFORE COMMENCING WORK.

ALL DRAWINGS REMAIN THE PROPERTY OF THE CONSULTANT AND MAY NOT BE REPRODUCED OR REVISED WITHOUT THE CONSULTANT'S PERMISSION.

STAMP

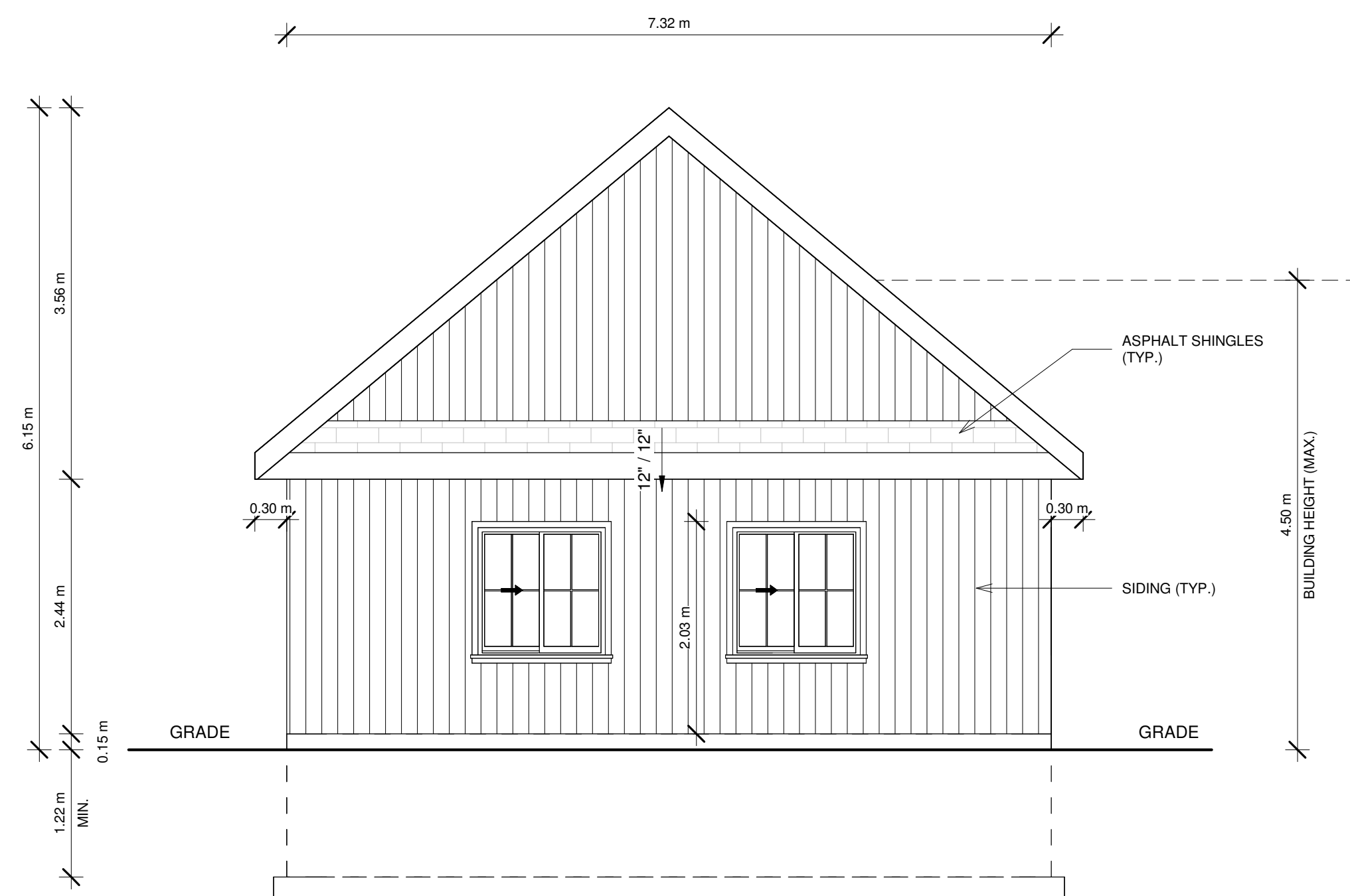
NO.	ISSUED FOR	DATE
1	PERMIT	JUNE 21, 2024
2		
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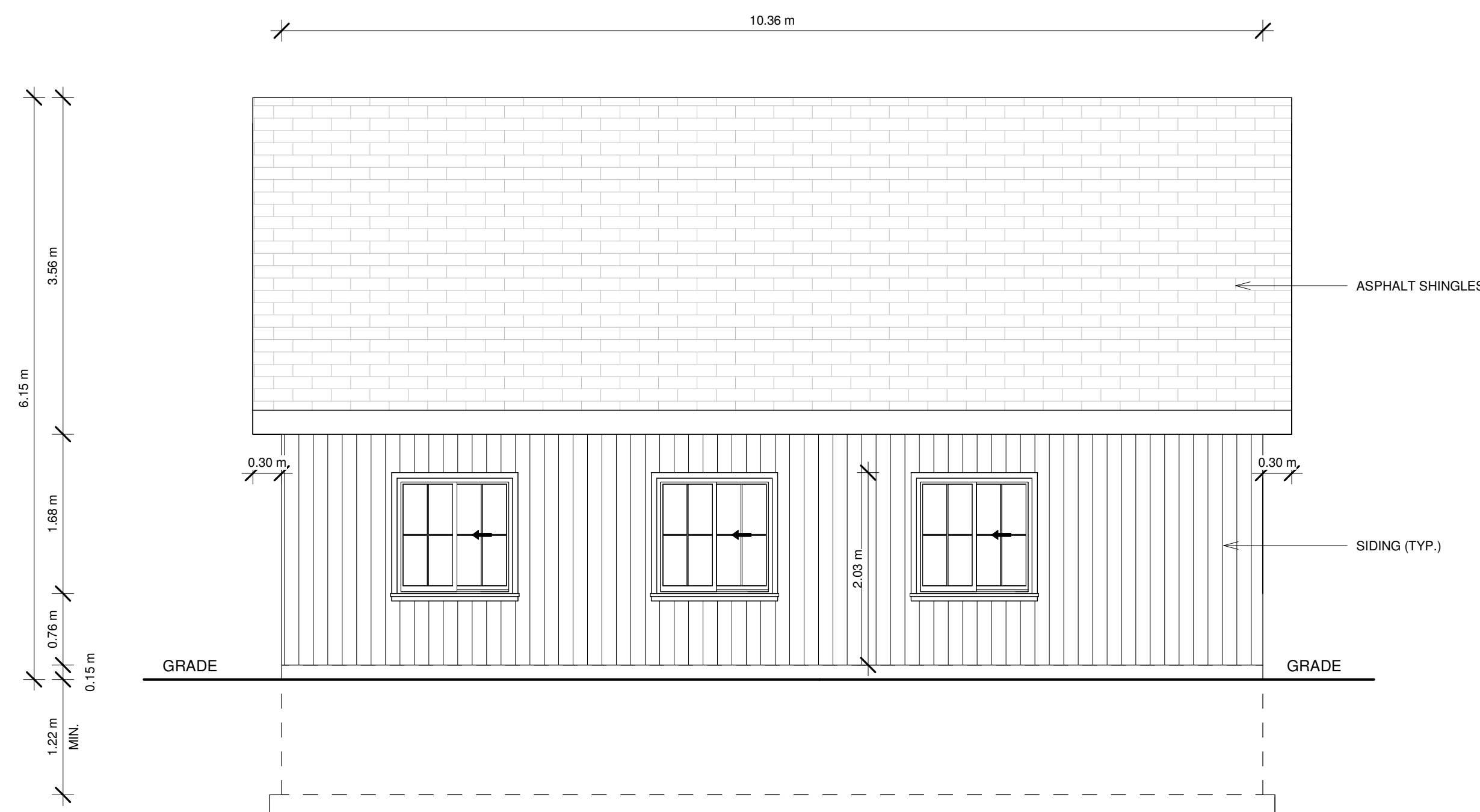
NEW DETACHED GARAGE		INFORMAL SITE PLANS	
394 ALLBIRCH RD. WOODLAWN, ON.			
Project Number	N/A	Sheet No.	A0.02
Date	JUNE 21, 2024	Drawn by	LT
Checked by	QJ	Scale	As indicated

GENERAL ELEVATION SPECIFICATIONS/ NOTES:

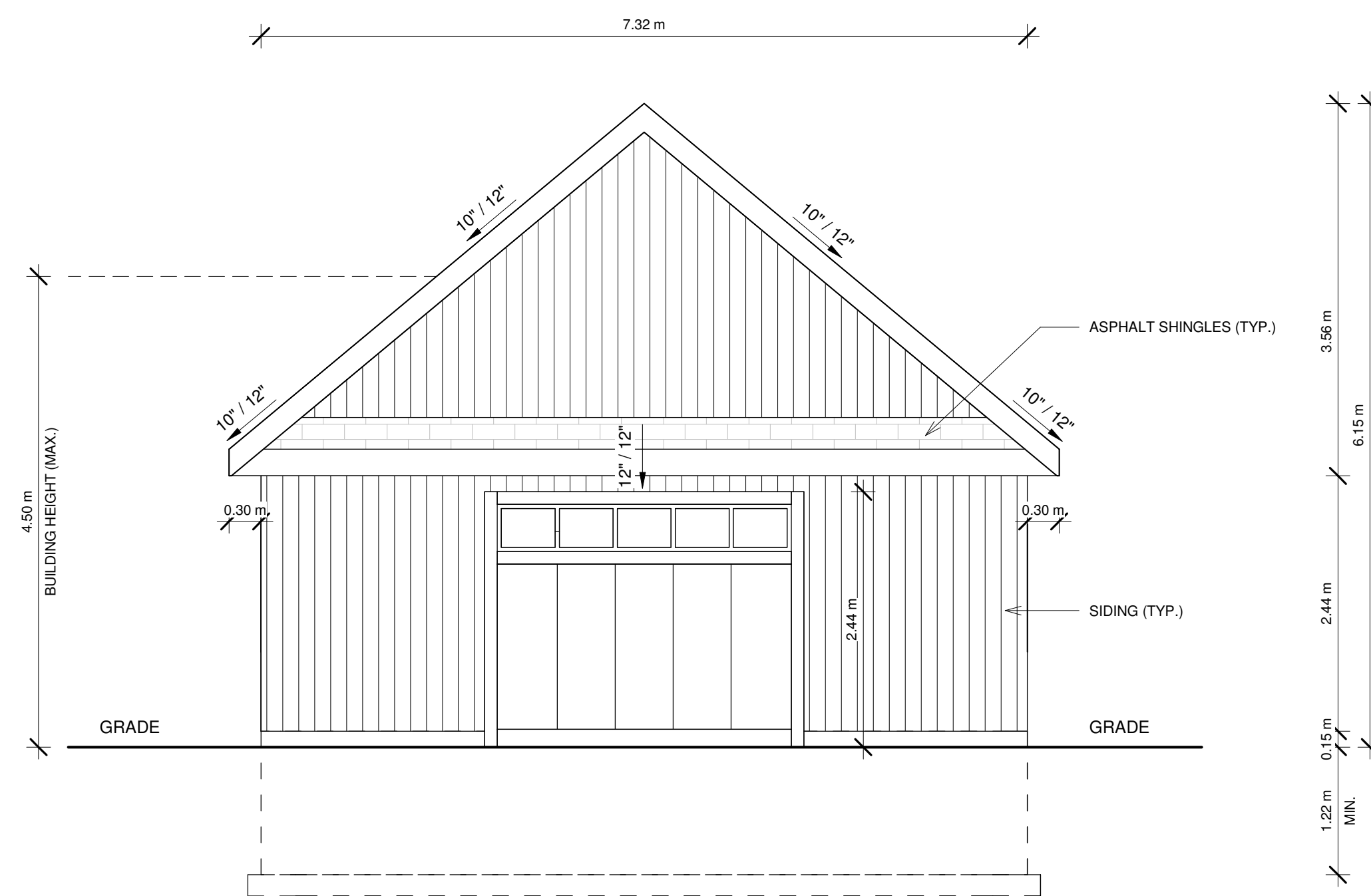
1. ALL EXTERIOR FINISHES DETAILS/ COLOURS/ STYLES & MANUFACTURER TO BE CONFIRMED BY HOME-OWNER
2. BUILDER / OWNER / SUPPLIER TO CONFIRM ALL WINDOW & DOOR SIZES & ROUGH STUD OPENINGS PRIOR TO ORDERING
3. WINDOW GRILLS PATTERN MAY VARY BASED ON WINDOW SUPPLIER. CONTRACTOR TO VERIFY.
4. THE WINDOW SUPPLIER IS TO PROVIDE ROUGH OPENING DIMENSIONS AND CONFIRM WINDOW TYPES WITH CONTRACTOR/OWNER. WINDOW SUPPLIER IS TO ENSURE ALL OPERABLE BEDROOM WINDOWS MEET EGRESS REQUIREMENTS.
5. ALL GUTTERS & DOWNSPOUTS PURPOSELY OMITTED FOR CLARITY.
6. CONTRACTOR TO VERIFY ALL EXISTING AND PROPOSED FINISHED GRADES ON-SITE. IF APPROVED GRADING PLAN IS PRESENT, GRADES TO MATCH SAID PLAN. FINISHED GRADE MUST SLOPE AWAY FROM HOUSE.
7. ALL OVERHANGS TO BE AS STATED, UNLESS OTHERWISE NOTED: ROOF OVERHANG - 12"
8. FLASHING AT INTERSECTION BETWEEN ROOFS WHERE THEY ABUT WALLS AS PER OBC 9.26.4
9. INSTALL GALVANIZED FLASHING OVER EXTERIOR DOOR AND WINDOW OPENING AS REQUIRED.
10. TOP OF WINDOWS AS NOTED ON ELEVATIONS



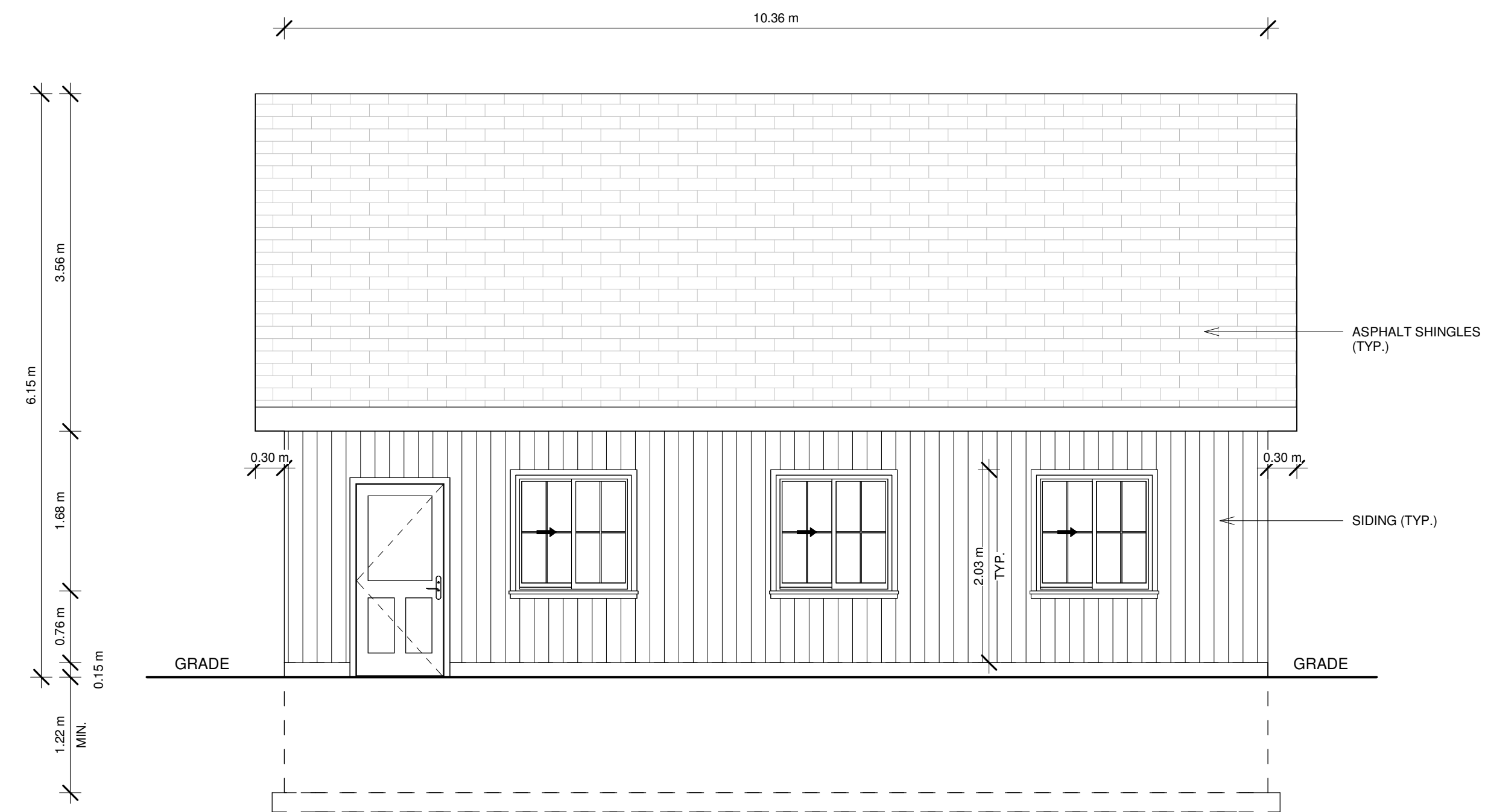
① FRONT ELEVATION
1/4" = 1'-0"



② LEFT ELEVATION
1/4" = 1'-0"



③ REAR ELEVATION
1/4" = 1'-0"



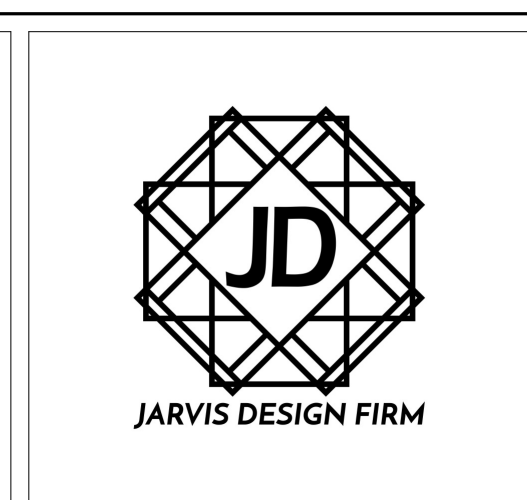
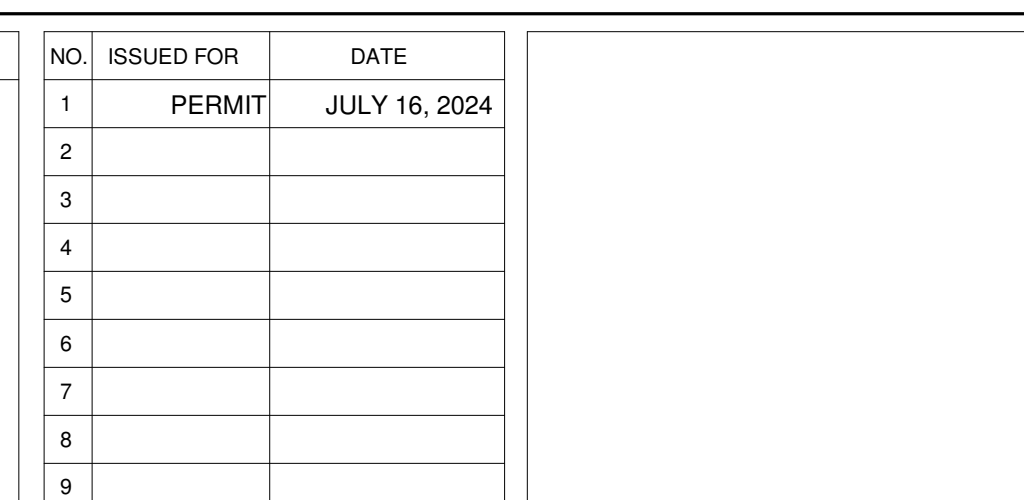
④ RIGHT ELEVATION
1/4" = 1'-0"

NOTE:
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NO.	ISSUED FOR	DATE
1	PERMIT	JULY 16, 2024
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NEW DETACHED GARAGE

394 ALLBIRCH RD. WOODLAWN, ON.

ELEVATIONS

Project Number: N/A
Date: JULY 16, 2024
Drawn by: LT
Checked by: QJ

Sheet No. **A1.01**
Scale: 1/4" = 1'-0"

NOTICE OF HEARING

Pursuant to the Ontario *Planning Act*

Consent Application

Panel 3
Tuesday, September 17, 2024
9 a.m.

Ben Franklin Place, Main Floor Chamber, 101 Centrepointe Drive
and by videoconference

Owners of neighbouring properties within 60 metres of the property address below are receiving this notice in case they want to comment on the application(s) and/or participate at the hearing.

The hearing can also be viewed on the Committee of Adjustment [YouTube](#) page.

Simultaneous interpretation in both official languages, accessible formats and communication supports are available for any specific agenda item by contacting the Committee of Adjustment at least 72 hours before the hearing.

File No.: D08-01-24/B-00140
Application: Consent under section 53 of the *Planning Act*
Applicants: Jon and Mary Hegan
Property Address: 4490 Donnelly Drive
Ward: 21 – Rideau-Jock
Legal Description: Part of Lot 26, Concession 1, Geographic Township of Marlborough
Zoning: RU
Zoning By-law: 2008-250

APPLICANTS' PROPOSAL / PURPOSE OF THE APPLICATIONS:

The Applicants wants to convey a portion of their property to the abutting property owners to the east, known municipally as 4472 Donnelly Drive.

CONSENT IS REQUIRED FOR THE FOLLOWING:

The Applicants requires the Committee's consent for a lot line adjustment.

The severed land, shown on a sketch filed with the application as Part 1, will have frontage of 16.98 metres on Donnelly Drive, to an irregular depth of 45.85 metres and will contain an area of 947 square metres. This vacant land will be merged with the property to the east known as 4472 Donnelly Drive.

The retained land will have a frontage of 139.57 metres, to an irregular depth of 46.86 metres and will contain a lot area of 4.56 hectares. This parcel is known as 4490 Donnelly Drive.

The property is not the subject of any other current application under the *Planning Act*.

FIND OUT MORE ABOUT THE APPLICATION(S)

For more information about this matter, contact the Committee of Adjustment at the address, email address, website or QR code below.

Visit **Ottawa.ca/CommitteeofAdjustment** and follow the link to **Next hearings** to view panel agendas and application documents, including **proposal cover letters, plans, tree information, hearing notices, circulation maps, and City planning reports**. Written decisions are also published once issued and translated.

If you don't participate in the hearing, you won't receive any further notification of the proceedings.

If you want to be notified of the decision following the hearing, and of any subsequent appeal to the Ontario Land Tribunal, send a written request to the Committee.

HOW TO PARTICIPATE

Submit written or oral comments before the hearing: Email your comments to cofa@ottawa.ca at least 24 hours before the hearing to ensure they are received by the panel adjudicators. You may also call the Coordinator at 613-580-2436 to have your comments transcribed.

Register to Speak at the hearing at least 24 hours before by contacting the Committee Coordinator at 613-580-2436 or at cofa@ottawa.ca. You will receive details on how to participate by videoconference. If you want to share a visual presentation, the Coordinator can provide details on how to do so. Presentations are limited to five minutes, and any exceptions are at the discretion of the Chair.

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COMMITTEE OF ADJUSTMENT

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DATED: August 30, 2024



Ce document est également offert en français.

Committee of Adjustment
City of Ottawa
101 Centrepointe Drive
Ottawa ON K2G 5K7
Ottawa.ca/CommitteeofAdjustment
cofa@ottawa.ca
613-580-2436



Comité de dérogation
Ville d'Ottawa
101, promenade Centrepointe
Ottawa ON K2G 5K7
Ottawa.ca/Comitedederogation
cded@ottawa.ca
613-580-2436

AVIS D'AUDIENCE

Conformément à la *Loi sur l'aménagement du territoire* de l'Ontario

Demande d'autorisation

Groupe 3

Mardi 17 septembre 2024

9 h

Place-Ben-Franklin, salle Chamber, 101, promenade Centrepointe
et par vidéoconférence

Les propriétaires des biens-fonds situés dans un rayon de 60 mètres de l'adresse ci-dessous reçoivent le présent avis afin de formuler des observations sur la ou les demandes et de participer à l'audience s'ils le souhaitent.

L'audience peut aussi être visionnée sur la page [YouTube](#) du Comité de dérogation.

Les participants peuvent bénéficier de l'interprétation simultanée dans les deux langues officielles, de formats accessibles et d'aides à la communication pour toute question de l'ordre du jour en s'adressant au Comité de dérogation au moins 72 heures à l'avance.

Dossier :	D08-01-24/B-00140
Demande :	Autorisation en vertu de l'article 53 de la <i>Loi sur l'aménagement du territoire</i>
Requérants :	Jon et Mary Hegan
Adresse municipale :	4490, promenade Donnelly
Quartier :	21 – Rideau-Jock
Description officielle :	Partie du lot 26, concession 1, canton géographique de Marlborough
Zonage :	RU
Règlement de zonage :	n° 2008-250

PROPOSITION DES REQUÉRANTS ET OBJET DE LA DEMANDE :

Les requérants souhaitent céder une partie de leur bien-fonds aux propriétaires du bien-fonds voisin à l'est, situé au 4472, promenade Donnelly.

AUTORISATION REQUISE :

Les requérants nécessitent l'autorisation du Comité en vue d'un redressement de ligne de lot.

Le terrain morcelé est représenté par la partie 1 sur un croquis joint à la demande. Il aura une façade de 16,98 mètres sur la promenade Donnelly, une profondeur irrégulière de 45,85 mètres et une superficie de 947 mètres carrés. Ce terrain vacant sera fusionné avec la propriété à l'est, située au 4472, promenade Donnelly.

Le terrain conservé aura une façade de 139,57 mètres, une profondeur irrégulière de 46,86 mètres et une superficie de 4,56 hectares. Cette parcelle est située au 4490, promenade Donnelly.

La propriété ne fait l'objet d'aucune autre demande en cours en vertu de la *Loi sur l'aménagement du territoire*.

POUR EN SAVOIR PLUS SUR LA DEMANDE

Pour obtenir plus de renseignements à ce sujet, communiquez avec le Comité de dérogation via l'adresse, le courriel, le site Web ou le code QR ci-dessous.

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COMMENT PARTICIPER

Présentez vos observations écrites ou orales avant l'audience : Veuillez faire parvenir vos observations par courriel à cded@ottawa.ca au moins 24 heures avant l'audience afin de vous assurer que les membres des groupes chargés du rendu des décisions les ont bien reçues. Vous pouvez également téléphoner au coordonnateur ou à la coordonnatrice au numéro 613-580-2436 pour demander que vos observations soient transcrites.

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FAIT : 30 août 2024

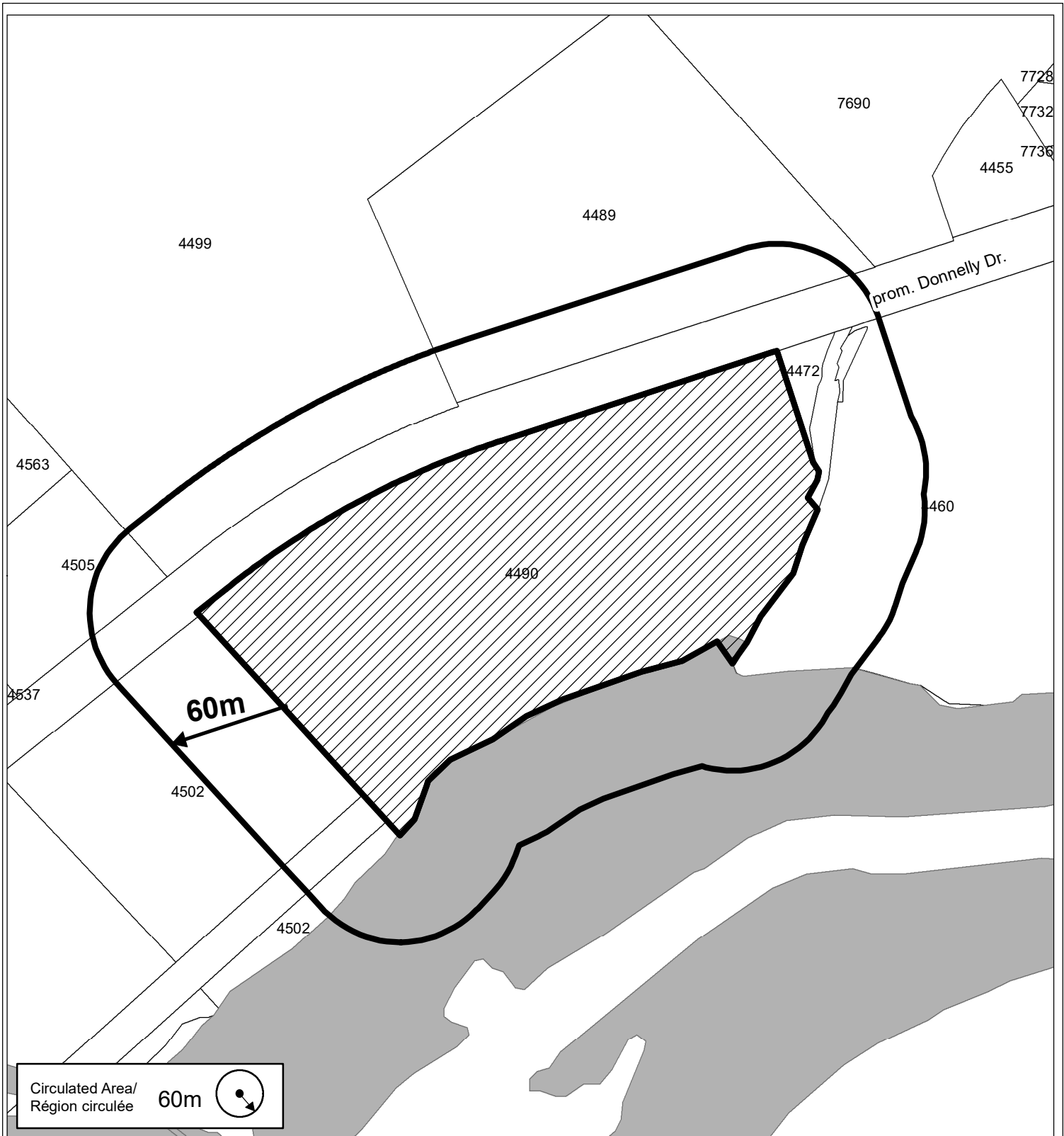


This document is also available in English.

Committee of Adjustment
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101 Centrepointe Drive
Ottawa ON K2G 5K7
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Committee of Adjustment
Comité de dérogation

CIRCULATION MAP /
PLAN DE CIRCULATION



SUBJECT LAND / TERRE EN QUESTION

4490 prom. Donnelly Drive

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NOT TO SCALE
NON À L'ÉCHELLE


JUL 30 2024

City of Ottawa

30 July 2024

To the committee of adjustment.

The purpose of this application is to adjust my property by purchasing the 947 square meters from my neighbour.

 Sharon Turner
SHARON TURNER

The odd shape of property is because the neighbours who are selling the land wish to keep the wet land area to the south of the property.

 Sharon Turner

FORCED ROAD (KNOWN AS REGIONAL ROAD 2 AND DONNELLY DRIVE)
 P.I.N. 03924 - 0109

SCHEDULE			
PART	LOT	CONCESSION	P.I.N.
1			ALL OF 03924 - 0000
2	PART OF 26	1	PART OF 03124 - 0230

Piece to Purchase
 Existing Property boundary

4490 Donnelly &

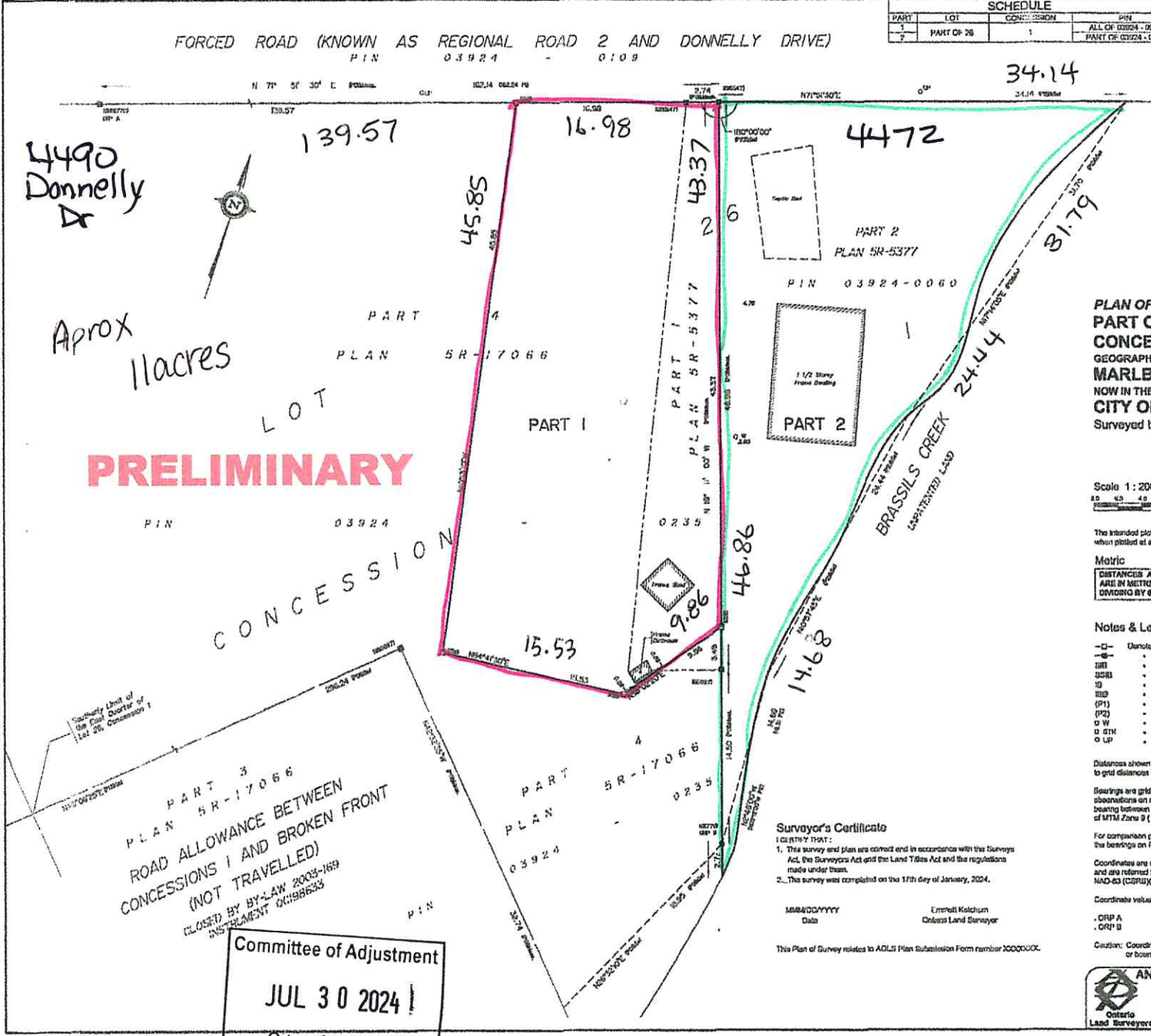
Aprox 11 acres

PRELIMINARY

P.I.N. 03924
 CONCESSION

PART 3
 PLAN SR-17066
 ROAD ALLOWANCE BETWEEN
 CONCESSIONS 1 AND BROKEN FRONT
 (NOT TRAVELLED)
 CLOSED BY BY-LAW 2003-189
 INSTRUMENT 04198633

Committee of Adjustment
 JUL 30 2024
 City of Ottawa



PLAN OF SURVEY OF
 PART OF LOT 26
 CONCESSION 1
 GEOGRAPHIC TOWNSHIP OF
 MARLBOROUGH
 NOW IN THE
 CITY OF OTTAWA
 Surveyed by Annis, O'Sullivan, Vollebakk Ltd.

Scale 1:200
 0 0.5 1 1.5 2 2.5 3 3.5 4 4.5 5 5.5 6 6.5 7 7.5 8 8.5 9 9.5 10 Meters

The intended plot size of this plan is 610 mm in width by 457 mm in height when plotted at a scale of 1:200.

Metric
 DISTANCES AND COORDINATES SHOWN ON THIS PLAN
 ARE IN METRES AND CAN BE CONVERTED TO FEET BY
 DIVIDING BY 0.3048.

Notes & Legend

- Survey Monument Found
- Survey Monument Found
- IRI Standard Iron Bar
- ISB Iron Bar
- ISF Found Iron Bar
- (P1) Plan AN-17066
- (P2) Plan SR-5377
- W Well Cap
- WKS Wooden Stake
- ULP Utility Pole

Distances shown on this plan are ground distances and can be converted to grid distances by multiplying by the combined scale factor of 0.999923.

Bearings are grid, derived from Can-Net 2016 Real Time Network (RTN) observations on reference points (CRP A and CRP B), shown herein, having a bearing between them of N89°28'00"W and are referenced to the Central Meridian of MTM Zone 9 (78°30' West Longitude) NAD-83 (CGVD2011).

For comparison purposes, a rotation of 0°00'00" counter clockwise was applied to the bearings on P1 and P2.

Coordinates are derived from Can-Net 2016 Real Time Network (RTN) observations and are referred to the Central Meridian of MTM Zone 9 (78°30' West Longitude) NAD-83 (CGVD2011).

Coordinate values are to urban accuracy in accordance with O. Reg. 216/10.

CRP A Northing 498200.07 Easting 209557.10
 CRP B Northing 498204.56 Easting 209730.31

Caution: Coordinates cannot, in themselves, be used to re-establish corners or boundaries shown on this plan.

Surveyor's Certificate

I CERTIFY THAT:
 1. This survey and plan are correct and in accordance with the Surveyors Act, the Surveyors Act and the Land Titles Act and the regulations made under them.
 2. This survey was completed on the 17th day of January, 2024.

MBN/0000000000 Emmett Kalchauer
 Date Ontario Land Surveyor

This Plan of Survey relates to AOLS Plan Submission Form number X000000.

ANNIS, O'SULLIVAN, VOLLEBEKK LTD.
 110 Provincial Street, Box 1340
 Kemptville, Ontario K0G 1L9
 Phone: (613) 265-1777
 Email: annis@sullivanvollebakk.com
 Website: www.annisvollebakk.com



AREA CERTIFICATE

Re: Donnelly Drive Reference Plan
Part of Lot 26
Concession 1
Geographic Township of Mariboroug
Now in the City of Ottawa

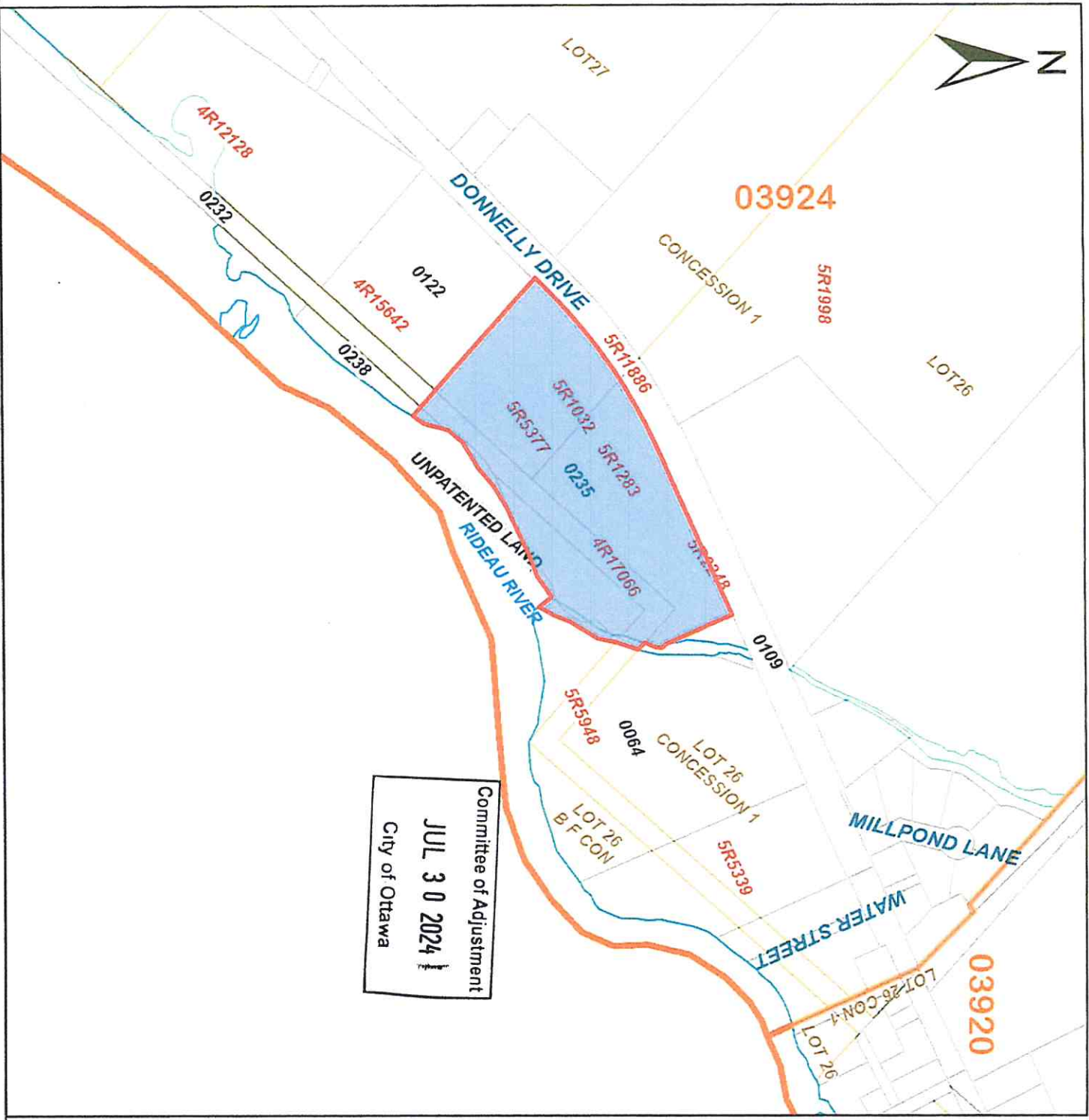
I hereby certify the area of Part 1 on the above noted plan to be 947 square metres.

Committee of Adjustment
JUL 30 2024
City of Ottawa

Kemptville, Ontario Emmett
Ketchum
February 27, 2024 Ontario Land
Surveyor
Ref: K-13583-24

ANNIS O'SULLIVAN _____
VOLLEBEKK

- ONTARIO LAND
SURVEYORS
- T.J. Allison
 - J.E. Anderson
 - S.S. Bazar
 - A.J. Broxham
 - G.T. Hartwick
 - E.H. Henveyer
 - E.K. Ketchum
 - V.A. Sheip
 - D.R. Vollebakk



Committee of Adjustment
JUL 30 2024
City of Ottawa

ServiceOntario

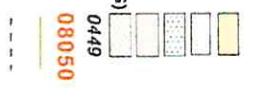
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PROPERTY INDEX MAP OTTAWA-CARLETON (No. 04)

LEGEND

- FREEHOLD PROPERTY
- LEASEHOLD PROPERTY
- LIMITED INTEREST PROPERTY
- CONDOMINIUM PROPERTY
- RETIRED PIN (MAP UPDATE PENDING)
- PROPERTY NUMBER
- BLOCK NUMBER
- GEOGRAPHIC FABRIC
- EASEMENT



NOTES

REVIEW THE TITLE RECORDS FOR COMPLETE PROPERTY INFORMATION AS THIS MAP MAY NOT REFLECT RECENT REGISTRATIONS

THIS MAP WAS COMPILED FROM PLANS AND DOCUMENTS RECORDED IN THE LAND REGISTRATION SYSTEM AND HAS BEEN PREPARED FOR PROPERTY INDEXING PURPOSES ONLY

FOR DIMENSIONS OF PROPERTIES BOUNDARIES SEE RECORDED PLANS AND DOCUMENTS

ONLY MAJOR EASEMENTS ARE SHOWN

REFERENCE PLANS UNDERLYING MORE RECENT REFERENCE PLANS ARE NOT ILLUSTRATED



NOTICE OF HEARING

Pursuant to the Ontario *Planning Act*

Minor Variance Application

Panel 3

Tuesday, August 6, 2024

9 a.m.

Ben Franklin Place, Main Floor Chamber, 101 Centrepointe Drive
and by videoconference

Owners of neighbouring properties within 60 metres of the property address below are receiving this notice in case they want to comment on the application(s) and/or participate at the hearing.

The hearing can also be viewed on the Committee of Adjustment [YouTube](#) page.

Simultaneous interpretation in both official languages, accessible formats and communication supports are available for any specific agenda item by contacting the Committee of Adjustment at least 72 hours before the hearing.

File Nos.: D08-02-24/A-00173
Applications: Minor Variance under section 45 of the *Planning Act*
Applicant: Valecraft Homes (2019) Ltd
Property Address: 1126 Cope Drive
Ward: Stittsville - 6
Legal Description: Pt of Block 41, Plan 4M-1740
Zoning: R3Z [2920]
Zoning By-law: 2008-250

APPLICANT'S PROPOSAL / PURPOSE OF THE APPLICATION:

The Applicant has constructed a block of five townhomes. One of the townhouse units has a driveway that does not meet the requirements of the Zoning By-law.

REQUESTED VARIANCE:

The Applicant requires the Committee's authorization for a minor variance from the Zoning By-law to permit the area of a driveway to occupy 60 percent of the front yard,

whereas the By-law requires that the area of the driveway may not exceed 50 percent of the area of the yard in which it is located.

The subject property is not the subject of any other current application under the *Planning Act*.

FIND OUT MORE ABOUT THE APPLICATIONS

For more information about this matter, contact the Committee of Adjustment at the address, email address, website or QR code below.

Visit **[Ottawa.ca/CommitteeofAdjustment](https://ottawa.ca/CommitteeofAdjustment)** and follow the link to **Next hearings** to view panel agendas and application documents, including **proposal cover letters, plans, tree information, hearing notices, circulation maps, and City planning reports**. Written decisions are also published once issued and translated.

If you don't participate in the hearing, you won't receive any further notification of the proceedings.

If you want to be notified of the decision following the hearing, and of any subsequent appeal to the Ontario Land Tribunal, send a written request to the Committee.

HOW TO PARTICIPATE

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DATED: July 19, 2024



Ce document est également offert en français.

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AVIS D'AUDIENCE

Conformément à la *Loi sur l'aménagement du territoire* de l'Ontario

Demande de dérogation mineure

Groupe 3
Mardi 6 août 2024
9 h

**Place-Ben-Franklin, salle Chamber, 101, promenade Centrepointe
et par vidéoconférence**

Les propriétaires des biens-fonds situés dans un rayon de 60 mètres de l'adresse ci-dessous reçoivent le présent avis afin de formuler des observations sur la ou les demandes et de participer à l'audience s'ils le souhaitent.

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Dossier : D08-02-24/A-00173
Demande : Dérogation mineure en vertu de l'article 45 de la *Loi sur l'aménagement du territoire*
Requérante : Valecraft Homes (2019) Ltd
Adresse municipale : 1126, promenade Cope
Quartier : Stittsville - 6
Description officielle : Partie de l'îlot 41, plan 4M-1740
Zonage : R3Z [2920]
Règlement de zonage : n° 2008-250

PROPOSITION DE LA REQUÉRANTE ET OBJET DE LA DEMANDE :

La requérante a construit un ensemble de cinq maisons en rangée. L'une des maisons en rangée est dotée d'une entrée de cour qui ne répond pas aux exigences du Règlement de zonage.

DÉROGATION DEMANDÉE :

La requérante demande au Comité d'accorder une dérogation mineure au Règlement de zonage afin de permettre qu'une entrée de cour occupe 60 % de la cour avant, alors que le Règlement exige que la superficie de l'entrée de cour ne dépasse pas 50 % de la superficie de la cour dans laquelle elle est située.

La propriété en question ne fait l'objet d'aucune autre demande en cours en vertu de la *Loi sur l'aménagement du territoire*.

POUR EN SAVOIR PLUS SUR LA DEMANDE

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FAIT : 19 juillet 2024



This document is also available in English.

Committee of Adjustment

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Ottawa ON K2G 5K7

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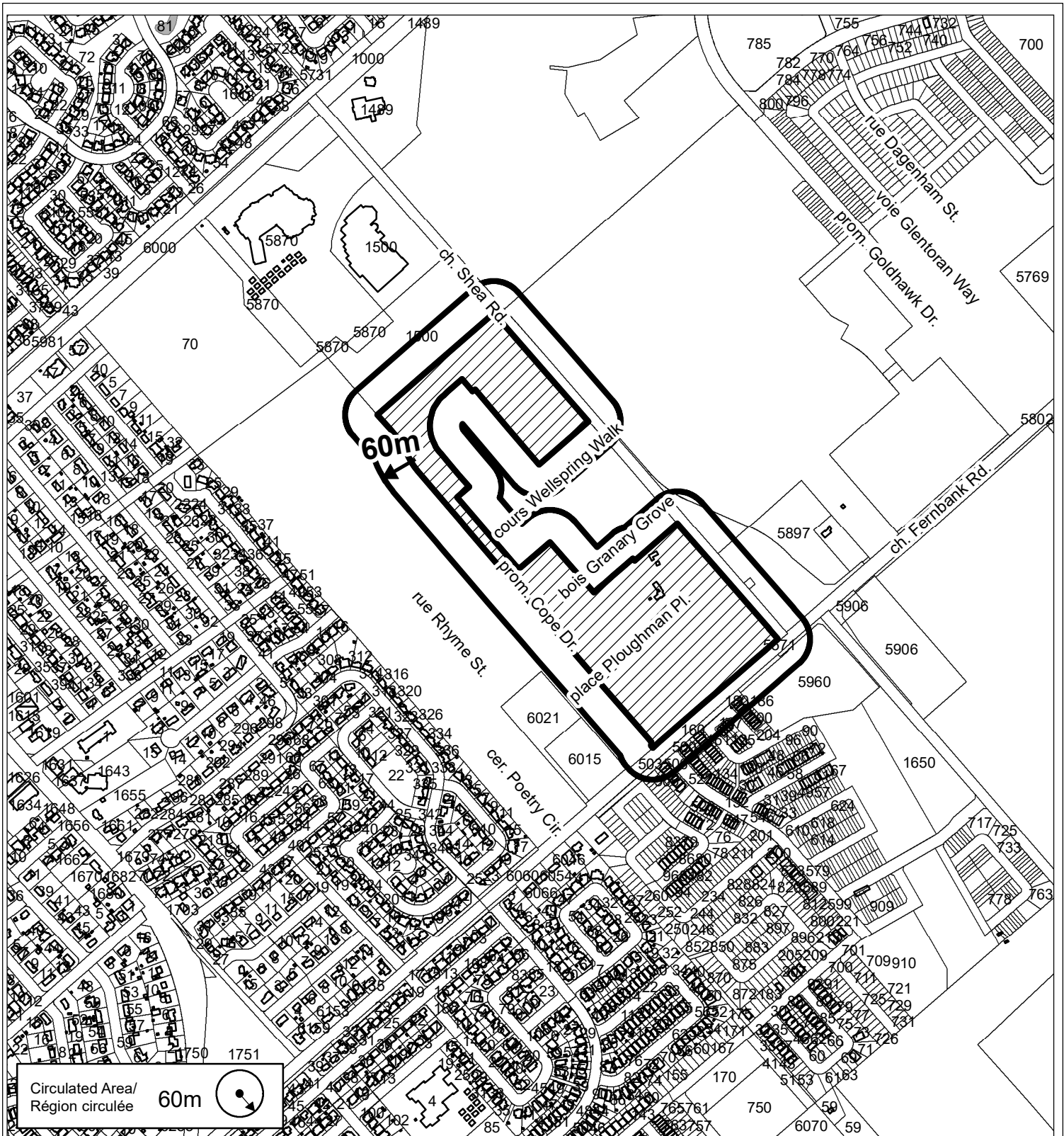
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cded@ottawa.ca

613-580-2436



Circulated Area /
Région circulée 60m

 **Committee of Adjustment**
Comité de dérogation

CIRCULATION MAP /
PLAN DE CIRCULATION

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SUBJECT LAND / TERRE EN QUESTION

1126 prom. Cope Drive



NOT TO SCALE
NON À L'ÉCHELLE



Valecraft

Homes (2019) Limited

June 26, 2024

Delivered by Hand

Mr. Michel Bellemare, Secretary-Treasurer
City of Ottawa Committee of Adjustment
101 CentrepoinTE Drive, 4th Floor
Ottawa, ON K2G 5K7

Committee of Adjustment
Received | Reçu le
2024 - 06 26

City of Ottawa | Ville d'Ottawa
Comité de dérogation

Dear Mr. Bellemare:

**Re: Application for Minor Variance
Valecraft Homes (2019) Ltd.
1126 Cope Road**

I am pleased to submit the attached application for a minor variance relating to the property described as Part of Block 41, Plan 4M-1740, known municipally as 1126 Cope Drive. Block 41 contains a block of five townhomes nearing completion. This application requests relief from the Zoning By-law to permit a driveway at 1126 Cope Drive which occupies 60 % of the front yard, whereas the provisions of Section 107 (3) (b) (ii) of the Zoning By-law limit the driveway area to no more than 50 % of the area of this yard.

In support of this request, you will find the following material:

- Completed application form;
- Cheque payable to the City of Ottawa in the amount of \$3,196;
- An email from Nancy Young, Planning Forrester confirming that a TIR is not required;
- A Site Plan highlighting 1126 Cope Road and showing all of the building setbacks (1 full size copy);
- An Excerpt of Plan 4M-1740, illustrating Block 41 (full scale) and Reduction of Plan 4M-1740; and,
- Building elevations.

Valecraft Homes (2019) Ltd. is submitting this request to ensure that the unit at 1126 Cope Drive may be conveyed to a future homeowner in compliance with the Zoning By-law. The minor variance is intended to apply solely to the corner unit municipally addressed as 1126 Cope Road. This unit presently serves as a residential sales office but will ultimately revert to its intended use as a townhouse. The front façade of this model features a double garage and

driveway facing Cope Drive, while the principal entry and porch are oriented to Craig Duncan Terrace. This arrangement results in a driveway occupying more of the front yard than is permitted under the by-law. The building permit was obtained with the understanding that zoning relief will be necessary to enable a double driveway, failing which the driveway may need to be reconfigured. The townhouse is compliant with the Zoning By-law in every other regard.

We believe that the minor variance is fundamentally appropriate and meets all the prescribed tests of the Planning Act. The increase in yard coverage from 50 to 60 % is relatively minor and is more than off- set by the fact that this corner unit has a fully landscaped external side yard. When the two yards are considered together, the driveway area represents less than 20 % the area of the yards abutting streets. Thus, while the driveway may occupy a slightly greater area, the lot still provides far more opportunities for street parking and street landscaping than the surrounding lots. The additional driveway width will not be perceptible in this context.

The proposed variance is desirable and appropriate for the development of this site and the neighbouring lands. Corner locations such as this provide an unusual opportunity to fit our largest townhouse with a double driveway. This model tends to attract blended families and larger households, a segment which has become particularly challenged in the current affordability climate. We believe this variance helps to broaden the housing options as family-oriented townhomes are not usually available with double garages. We also note that having an additional parking space within the driveway will likely help alleviate parking pressures on Cope Drive. This road is designated as a Collector with a Multi-Use Pathway. The layout does not impede the ability to implement the tree planting program approved under the subdivision process. The driveway does not compromise sight lines at this intersection or the functionality of the pathway.

The proposed variance is consistent with the general intent of the Zoning By-law and the Official Plan. Section 107 3) (b) (ii) of the By-law limits the extent of driveway coverage in a front yard or corner side yard to ensure that the streetscape is not dominated by driveways. In this instance, the driveway area will be increased marginally within the front yard, while the corner side yard provides extensive landscaped area and an animated building façade. This building façade is fully clad in a combination of brick and cultured stone and includes ten windows, a porch and principal entrance. This contributes to a more interesting built form and a more active streetscape. Such measures are encouraged by the Official Plan.



Photo of 1126 Cope Road (June 21, 2024)

We believe that the requested variance is appropriate for its context, is minor and is consistent with the intent of both the Zoning By-law and the Official Plan.

I trust that this information will assist you in considering this minor variance application. If you have any questions, please feel free to contact me by telephone at (613) 837-1104 or by email at dpage@valecraft.com.

Yours truly,

Danny W. Page, MCIP, RPP

Manager of Planning and Land Development

Committee of Adjustment
 Received | Reçu le
 2024 - 06 26
 City of Ottawa | Ville d'Ottawa
 Comité de dérogation

LOT: XXXX
 DATE: XX/XX/XXXX



DANIEL GUERIN, ARCHITECTURAL MANAGER FOR VALECRAFT HOMES LTD., HAVE REVIEWED THE FOLLOWING DOCUMENTS AND TAKE RESPONSIBILITY FOR THE DESIGN ACTIVITIES.

PERSONAL BCIN #19896
 TARIION REGISTRATION NUMBER #611

** SEE SIGNED SCHEDULE 1: DESIGNER INFORMATION FORM **

THIS DRAWING IS TO BE USED IN CONJUNCTION WITH SCHEDULE B-1A AND ANY 680'S AND MAY SHOW ONLY SOME OF THE CHANGES DETAILED ON THAT DOCUMENT. SHOULD THE DRAWINGS NOT SHOW ALL ITEMS CONTAINED ON A SCHEDULE OR MISS OTHER ITEMS ALTOGETHER, THE SCHEDULE IS CONSIDERED THE GOVERNING DOCUMENT.

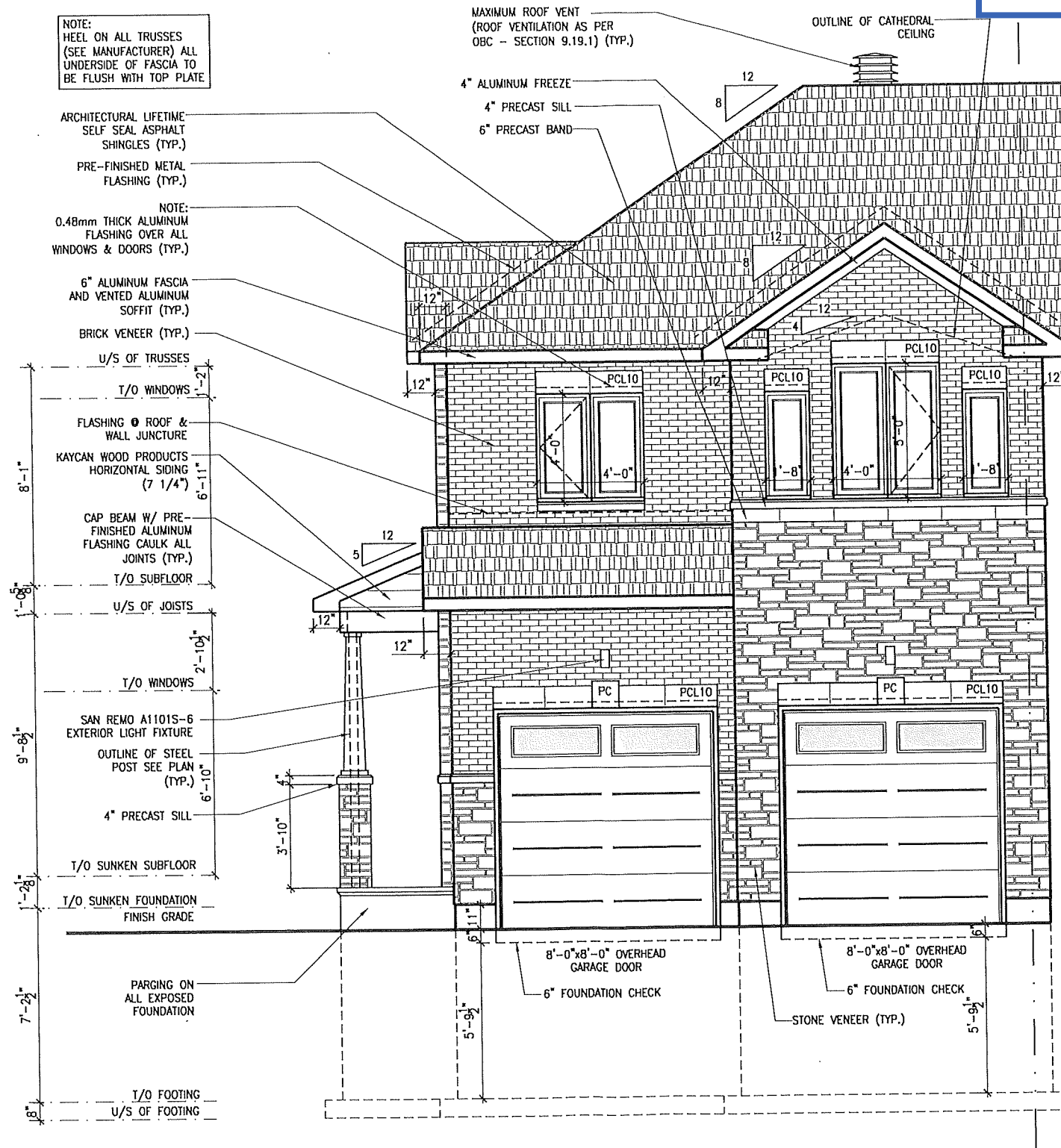
ALL CONTRACTORS SHALL PERFORM THEIR WORK WHETHER DESCRIBED OR NOT, ACCORDING TO THE APPLICABLE BUILDING CODE REQUIREMENTS AND MUNICIPAL REGULATIONS.

THE GENERAL CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ERRORS AND OMISSIONS TO VALECRAFT'S ARCHITECTURAL DEPARTMENT.

NO DIMENSION SHOULD BE SCALED ON DRAWINGS.

THE GENERAL CONTRACTOR OR SUB-CONTRACTORS WILL BE HELD RESPONSIBLE FOR ALL WORK DONE ON THE CONSTRUCTION SITE.

PC - PRECAST KEYSTONE
 PCL10 - 10" PRECAST LINTEL



2012 O.B.C. DRAWINGS

REV-1	NEW STANDARD DRWG MODIFICATION	01/01/2022	DOYON
NO.	DESCRIPTION	MM/DD/YYYY	BY

DRAWING:
FRONT ELEVATION - END UNITS

ADDRESS: xx SCALE: 3/16" = 1'-0" DATE: xx/xx/xxxx

170 - THE BASSETT
 2022 - FOOTPRINT
 (STANDARD DRAWINGS)

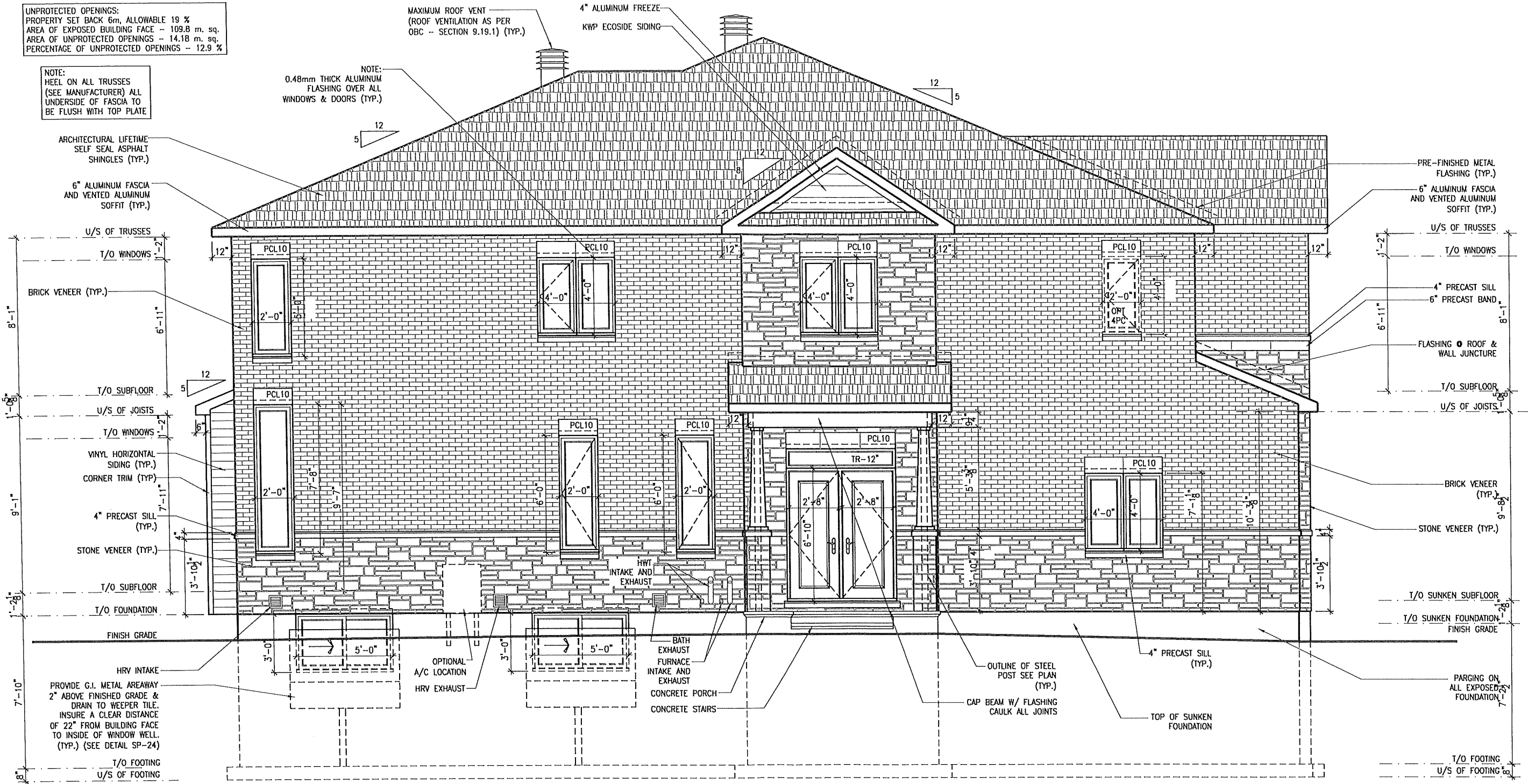
SHEET:
A.1

CONSTRUCTION SITE:
SHEA VILLAGE

UNPROTECTED OPENINGS:
 PROPERTY SET BACK 6m, ALLOWABLE 19 %
 AREA OF EXPOSED BUILDING FACE - 109.8 m. sq.
 AREA OF UNPROTECTED OPENINGS - 14.18 m. sq.
 PERCENTAGE OF UNPROTECTED OPENINGS - 12.9 %

NOTE:
 HEEL ON ALL TRUSSES
 (SEE MANUFACTURER) ALL
 UNDERSIDE OF FASCIA TO
 BE FLUSH WITH TOP PLATE

NOTE:
 0.48mm THICK ALUMINUM
 FLASHING OVER ALL
 WINDOWS & DOORS (TYP.)



1 RIGHT ELEVATION - PORCH END UNIT
 A.2a SCALE: 3/16" = 1'-0"

LOT: XXXX
 DATE: XX/XX/XXXX



A - ALL CONTRACTORS SHALL PERFORM THEIR WORK WHETHER DESCRIBED OR NOT, ACCORDING TO THE APPLICABLE BUILDING CODE REQUIREMENTS AND MUNICIPAL REGULATIONS.
 B - THE GENERAL CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ERRORS AND OMISSIONS TO VALECRAFT'S ARCHITECTURAL DEPARTMENT.
 C - NO DIMENSION SHOULD BE SCALED ON DRAWINGS.
 D - THE GENERAL CONTRACTOR OR SUB-CONTRACTORS WILL BE HELD RESPONSIBLE FOR ALL WORK DONE ON THE CONSTRUCTION SITE.
 E - THIS DRAWING IS TO BE USED IN CONJUNCTION WITH SCHEDULE B-1A AND ANY 680'S AND MAY SHOW ONLY SOME OF THE CHANGES DETAILED ON THAT DOCUMENT. SHOULD THE DRAWINGS NOT SHOW ALL ITEMS CONTAINED ON A SCHEDULE OR MISS OTHER ITEMS ALTOGETHER, THE SCHEDULE IS CONSIDERED THE GOVERNING DOCUMENT.

I, DANIEL GUERIN, ARCHITECTURAL MANAGER FOR VALECRAFT HOMES LTD., HAVE REVIEWED THE FOLLOWING DOCUMENTS AND TAKE RESPONSIBILITY FOR THE DESIGN ACTIVITIES.

- PERSONAL BCIN #19896
- TARIKON REGISTRATION NUMBER #611

** SEE SIGNED SCHEDULE 1: DESIGNER INFORMATION FORM **

REV.	DESCRIPTION	DATE	BY
REV-1	NEW STANDARD DRWG MODIFICATION	01/01/2022	DOYON

2012 O.B.C. DRAWINGS

DRAWING: RIGHT ELEVATION PORCH END UNIT

ADDRESS: xx SCALE: 3/16" = 1'-0" DATE: xx/xx/xxxx

170 - THE BASSETT 2022 FOOTPRINT (STANDARD DRAWINGS) SHEET: A.2a

CONSTRUCTION SITES: SHEA VILLAGE

LOT: XXXX
 DATE: XX/XX/XXXX



I, DANIEL GUERIN, ARCHITECTURAL MANAGER FOR VALECRAFT HOMES LTD., HAVE REVIEWED THE FOLLOWING DOCUMENTS AND TAKE RESPONSIBILITY FOR THE DESIGN ACTIVITIES.

- PERSONAL BCIN #19896
- TARIION REGISTRATION NUMBER #611

** SEE SIGNED SCHEDULE 1: DESIGNER INFORMATION FORM **

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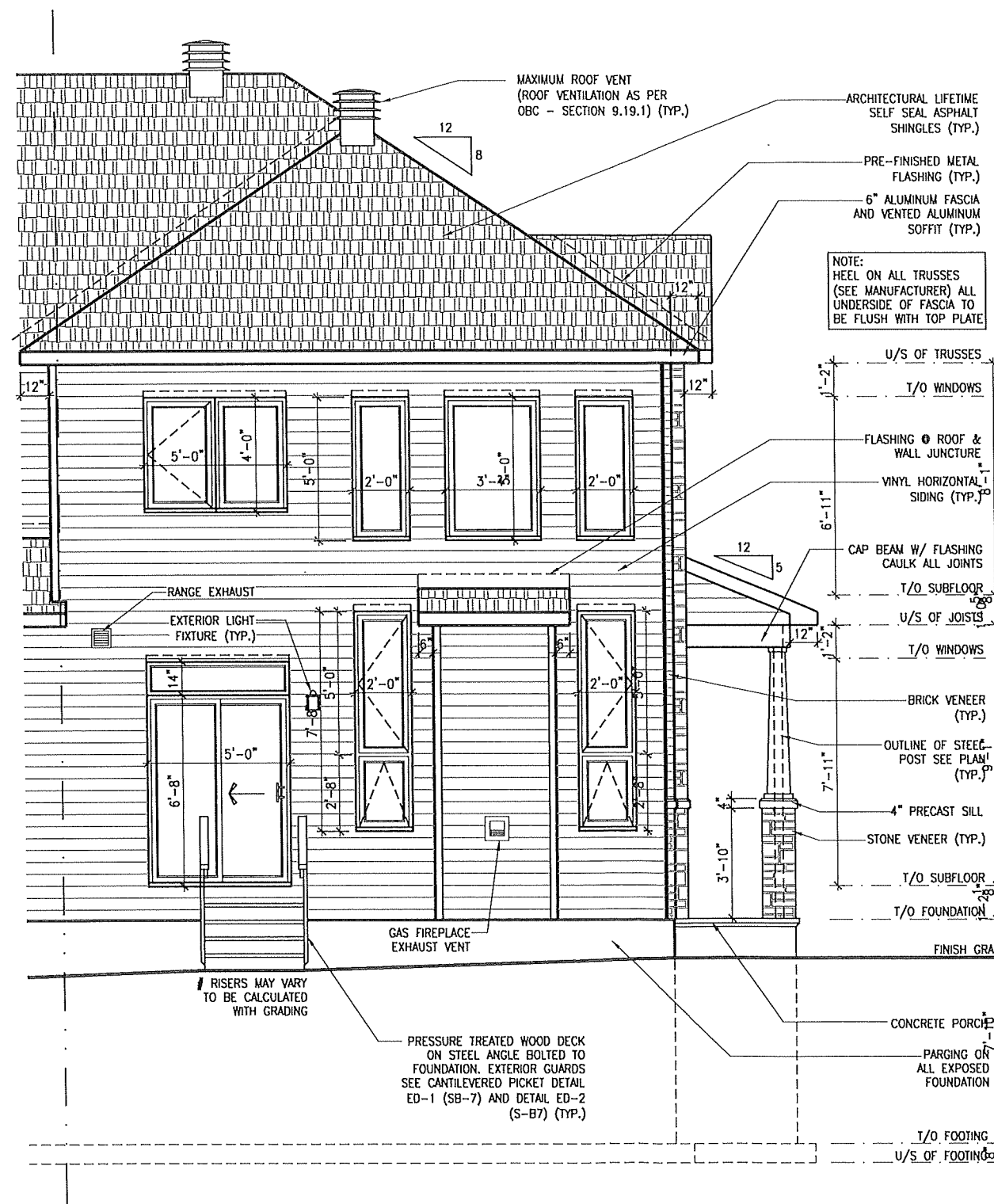
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PC - PRECAST KEYSTONE
 PCL10 - 10" PRECAST LINTEL



1 REAR ELEVATION - PORCH END UNIT
 A.2c SCALE: 3/16" = 1'-0"

2012 O.B.C. DRAWINGS

REV-1	NO.	DESCRIPTION	DATE	BY
1		NEW STANDARD DRWG MODIFICATION	01/01/2022	DOYON

DRAWING: REAR ELEVATION
 PORCH END UNITS

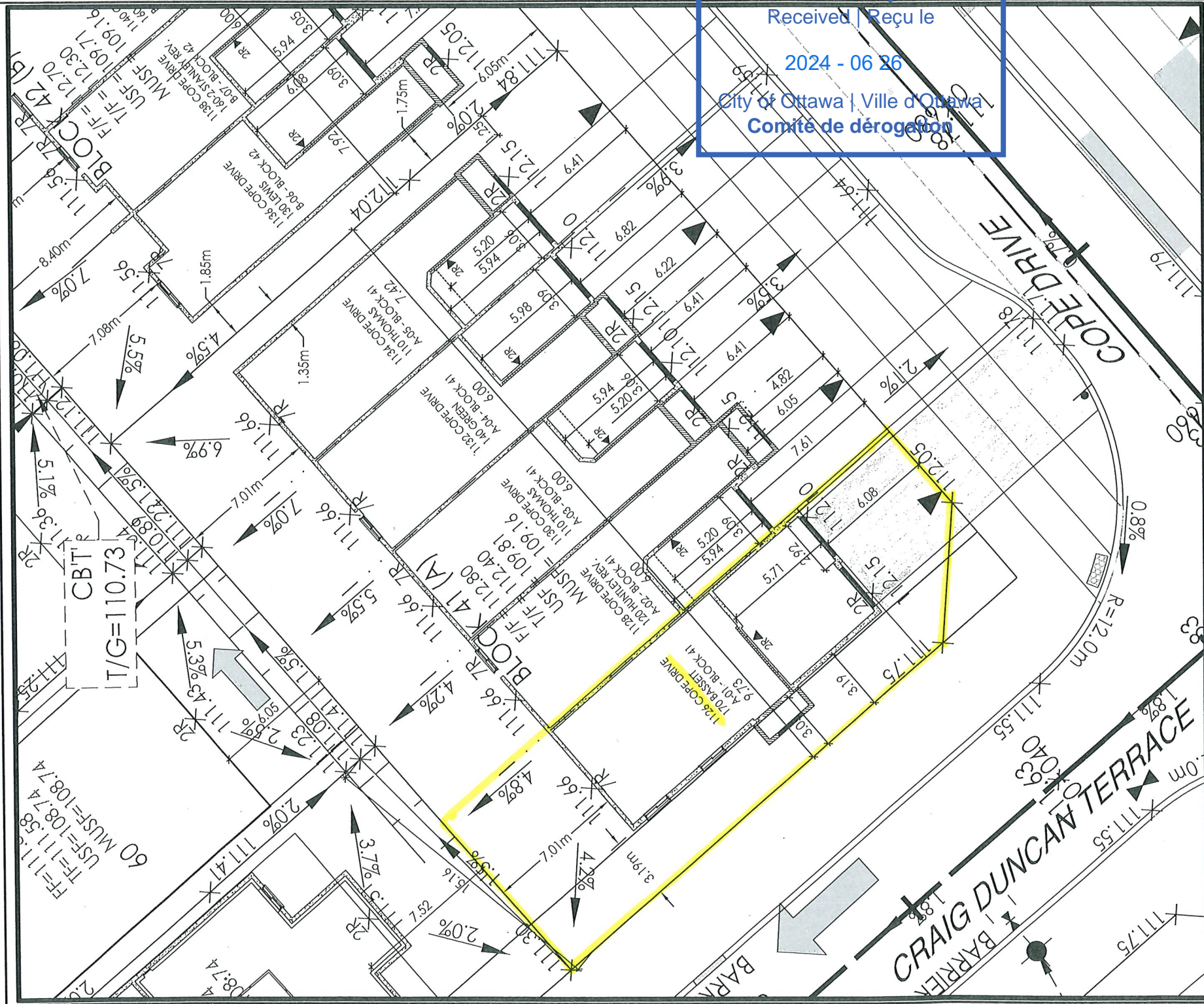
ADDRESS: XX SCALE: 3/16" = 1'-0" DATE: XX/XX/XXXX

170 - THE BASSETT
 2022 - FOOTPRINT SHEET: A.2c

CONSTRUCTION SITES:
 SHEA VILLAGE

- NEW SUBMISSION
- RE-SUBMISSION
- MODEL CHANGE
- MODEL CHANGE PERMIT #

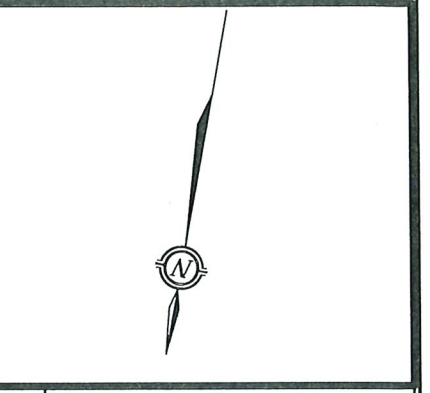
Committee of Adjustment
 Received / Reçu le
 2024 - 06 26
 City of Ottawa | Ville d'Ottawa
Comité de dérogation



Civic Address: 1126, 1128, 1130, 1132 & 1134 COPE DRIVE

SHEA VILLAGE
ZONING: R3Z

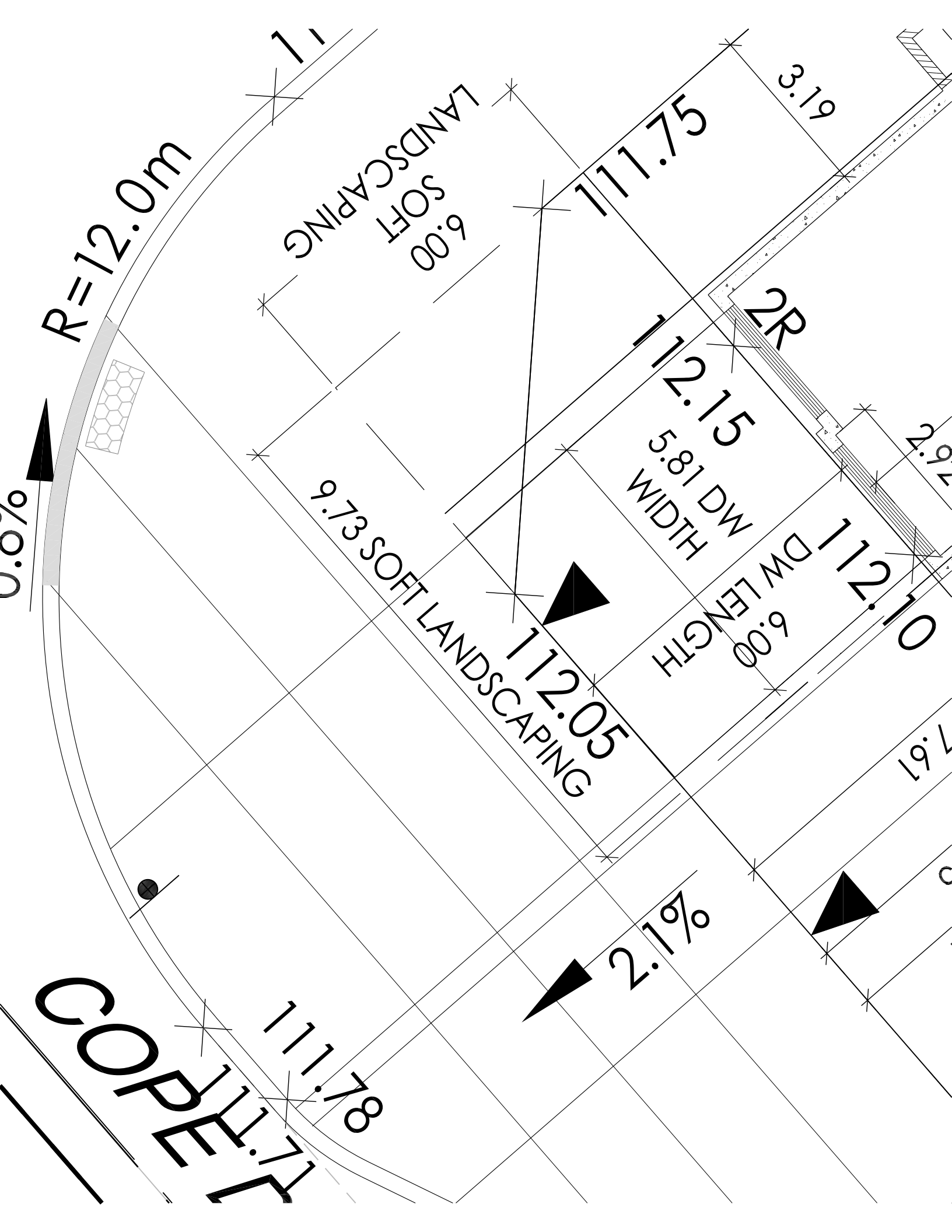
OWNER/APPLICANT
 Valecraft Homes (2019) Ltd.
 TELEPHONE # 837-1104
 PLAN # 50M-
 Lot # BLOCK 41 (A-01-05)

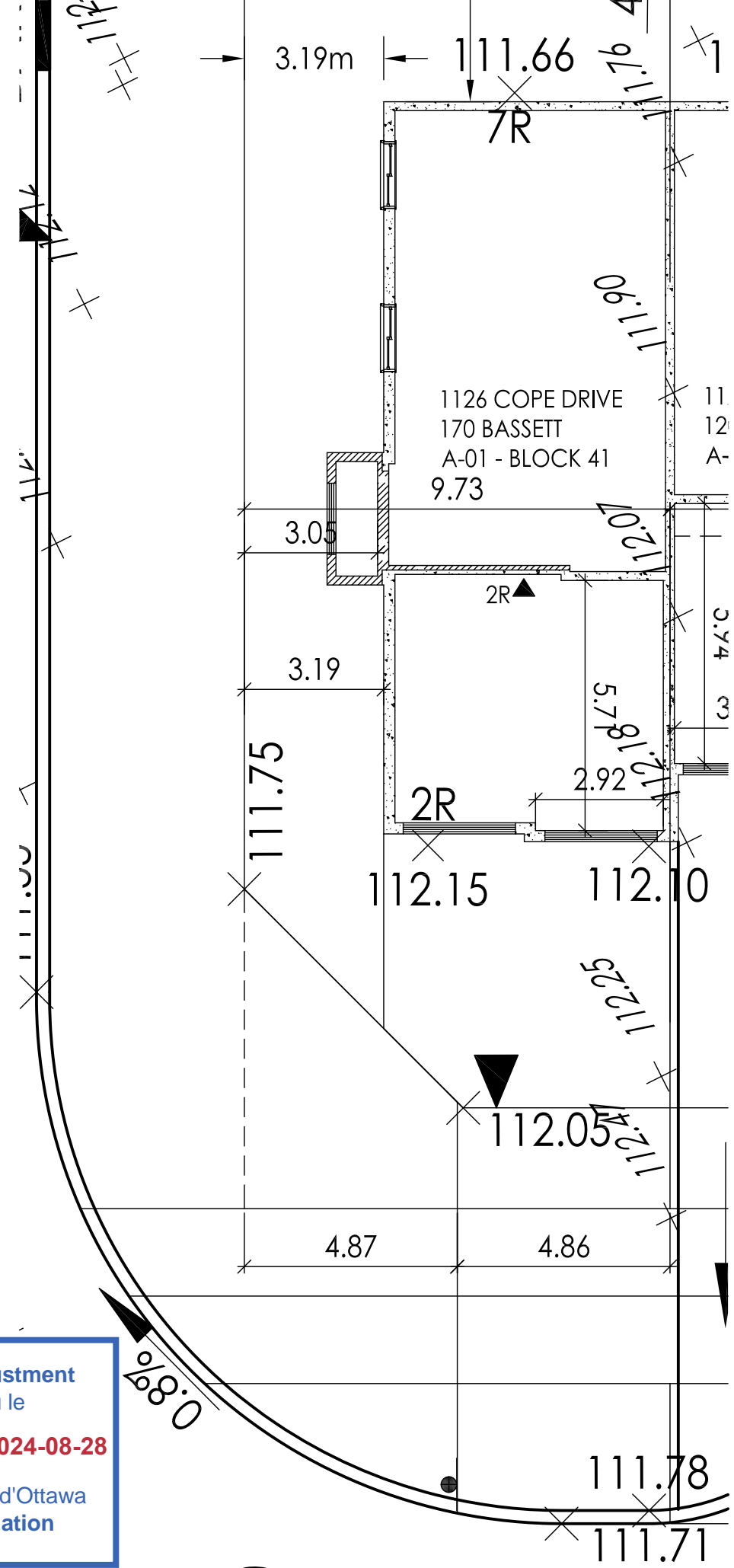


circ date: Works Division Approval Date:	circ date: Zoning Approval Date:	circ date: UPO Approval Date:
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Scale 1:250

1. ISSUED FOR BUILDING PERMIT	06/21/23
No. REVISION	DATE





1126 COPE DRIVE
 170 BASSETT
 A-01 - BLOCK 41
 9.73

11
 12
 A-

Committee of Adjustment
 Received | Reçu le

Revised | Modifié le : 2024-08-28

City of Ottawa | Ville d'Ottawa
 Comité de dérogation