

NOTICE OF HEARING
Pursuant to the Ontario *Planning Act*

Minor Variance Application

Panel 1
Tuesday, June 7, 2023
1 p.m.

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

Owners within 60 metres of the property address below are receiving this notice in case they want to comment on the application 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.: D08-02-21/A-00309
Application: Minor Variance under section 45 of the *Planning Act*
Owners Simon Frank and Mila Smithies
Property Address: 297 Clemow Avenue
Ward: 17 - Capital
Legal Description: Lot 76, Reg. Plan 4M-11
Zoning: R1MM H(10)
Zoning By-law: 2008-250

APPLICANT’S PROPOSAL AND PURPOSE OF THE APPLICATION:

The Owners want to establish a parking space and two walkways in the front yard of their existing two-storey detached dwelling and to regularize the location of an existing accessory structure, as shown on plans filed with the Committee.

On October 20, 2021, the Committee adjourned this application *sine die* to allow the Owners additional time to consult with Hydro Ottawa regarding options for parking and services on the property.

REQUESTED VARIANCES:

The Owners requires the Committee’s authorization for minor variances from the Zoning By-law as follows:

- a) To permit a parking space located in the front yard, whereas the By-law states that front yard parking is prohibited unless it is determined to be the dominant pattern along the streetscape.
- b) To permit a reduced parking space length of 4.4 metres, whereas the By-law requires a minimum parking space length of 5.2 metres.
- c) To permit a reduced interior side yard setback of 0.7 metres for an accessory structure, whereas the By-law requires a minimum setback for an accessory structure of 1.2 metres from an interior lot line.
- d) To permit 0 metres of soft landscaping between a walkway and a driveway, whereas the By-law states that a walkway must be separated from any driveway by at least 0.6 metres of soft landscaping.
- e) To permit increased front yard walkway widths of 6.86 metres and 3.4 metres, whereas the By-law states that the width of a walkway located in the front yard may not exceed 1.2 metres.
- f) To permit two walkways in the front yard to extend to the right-of-way, whereas the By-law states that a maximum of one walkway per yard is permitted to extend to the right-of-way.

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

IF YOU DO NOT PARTICIPATE in the hearing, it may proceed in your absence, and you will not receive any further notice 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, submit a written request to the Committee.

FOR MORE INFORMATION about this matter, contact the Committee (see contact information below, including email address, telephone number, website and QR code).

ALL SUBMITTED INFORMATION BECOMES PUBLIC

In accordance with the [Planning Act](#), the [Municipal Act](#) and the [Municipal Freedom of Information and Protection of Privacy Act](#), a written submission 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, 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.

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.

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 consents to sever land and minor variances from the zoning requirements.

DATED: May 23, 2023



Ce document est également offert en français.

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