

## NOTICE OF HEARING

Pursuant to the Ontario *Planning Act*

### Minor Variance Application

Panel 1  
November 15, 2023  
1 p.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.*

<b>File Nos.:</b>	D08-02-23/A-00209
<b>Application:</b>	Minor Variance under section 45 of the <i>Planning Act</i>
<b>Owner/Applicant:</b>	John Falbo
<b>Property Address:</b>	23 Strathcona Avenue
<b>Ward:</b>	17 - Capital
<b>Legal Description:</b>	Lot 24, Registered Plan 53786
<b>Zoning:</b>	R3P [1473]
<b>Zoning By-law:</b>	2008-250

### APPLICANTS PROPOSAL / PURPOSE OF THE APPLICATIONS:

On October 18<sup>th</sup>, 2023, the committee adjourned the application sine-die to allow the applicant time to add an additional minor variance. The applicant has since revised the application to include the additional minor variance and would like to proceed with the application.

The Owner wants to construct a three-storey detached dwelling, as shown on plans filed with the application. The existing dwelling will be demolished.

**REQUESTED VARIANCES:**

The Owner/Applicant requires the Committee's authorization for minor variances from the Zoning By-law as follows:

- a) To permit a front-facing attached garage, whereas the By-law states that a front facing garage is not permitted as per the outcome of the Streetscape Character Analysis.
- b) To permit a driveway (3 metres wide), whereas the By-law states that a driveway is not permitted as per the outcome of the Streetscape Character Analysis.
- c) To permit the entrance of the attached garage to be set back 0.3 metres from the front edge of the porch, whereas the By-Law states the entrance to the garage must be set back at least 0.6 metres further from the applicable lot line than the front edge of the porch.
- d) To permit an increased front yard setback of 3.62 metres, whereas the By-Law permits a maximum front yard setback of 3 metres.

**THE APPLICATION** also 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 of Adjustment at the address, email address, website or QR code below.

**ALL SUBMITTED INFORMATION BECOMES PUBLIC**

In accordance with the *Planning Act*, the *Municipal Act* and the *Municipal Freedom of Information and 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](mailto: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](mailto: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: October 31, 2023



*Ce document est également offert en français.*

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