

NOTICE OF HEARING

Pursuant to the Ontario *Planning Act*

Minor Variance Application

Panel 1

Wednesday, March 20, 2024

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.

File No.: D08-02-23/A-00294
Application: Minor Variance under section 45 of the *Planning Act*
Owner/Applicant: Clint Dulude
Property Address: 81 Spadina Avenue
Ward: 15 – Kitchissippi
Legal Description: Part of Lots 18 and 19 (East Spadina Avenue), Registered Plan 92 ½
Zoning: R4UB
Zoning By-law: 2008-250

APPLICANT'S PROPOSAL / PURPOSE OF THE APPLICATION:

The Owner wants to construct a two-storey coach house at the rear of their property. The existing detached garage will be demolished.

At its hearing on February 7, 2024, The Committee adjourned the application to allow the applicant time to apply for additional minor variances. The applicant has since revised the application and would like to proceed.

REQUESTED VARIANCES:

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

- a) To permit an increased southerly interior side yard setback of 1.2 metres, whereas the By-law requires an interior side yard setback of less than 1 metre or more than 4 metres.
- b) To permit an increased driveway width of 4.87 metres, whereas the By-Law permits a maximum driveway width of 2.75 metres.
- c) To permit an increased rear yard setback of 4 metres, whereas the By-Law permits a maximum rear yard setback of 1 metre where the rear lot line abuts a travelled lane.
- d) To permit the construction of a shed style roof in Areas A, B or C on Schedule 1, whereas the By-law prohibits the construction of shed style roofs.
- e) To permit an increased building height of 6.1 metres, whereas the By-law permits a maximum building height of 3.6 metres.

THE APPLICATION indicates the property isn't subject to 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 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: March 5, 2024



Ce document est également offert en français.

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