

NOTICE OF HEARING

Pursuant to the Ontario *Planning Act*

Consent and Minor Variances Application

Panel 2
Tuesday, June 18, 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 Nos.: D08-01-24/B-00090
D08-02-24/A-00118 & A-00119

Applications: Consent under section 53 of the *Planning Act*
Minor Variance under section 45 of the *Planning Act*

Owners/Applicants: Robert and Michelina Sicoli

Property Address: 30A & 30B David Drive

Ward: 8 – College

Legal Description: Part of Lot 45, Registered Plan 299087

Zoning: R1FF

Zoning By-law: 2008-250

APPLICANTS PROPOSAL / PURPOSE OF THE APPLICATIONS:

The Owners want to convey a portion of their property known municipally as 30A David Drive to the abutting property to the west known municipally as 30B David Drive, for the construction of a two-storey detached dwelling.

CONSENT IS REQUIRED FOR THE FOLLOWING:

The Owners require the Committee's consent for a lot line adjustment. The severed land is shown as Parts 1 & 2 on the Draft 4R plan filed with the application. This land has a frontage of 0.8 metres, a depth of 29.40 metres, and an area of 24.5 square metres. This portion of land will be conveyed to the abutting property to the west, known municipally as 30B David Drive.

The retained land is shown on said plan will have a frontage of 13.63 metres, a depth of 29.40 metres, and an area of 403 square metres. This lot contains the existing detached dwelling and is known municipally as 30A David Drive.

Approval of these applications will have the effect of creating separate parcels of land that, along with the proposed development, will not be in conformity with the requirements of the Zoning By-law and therefore, minor variance applications (File Nos D08-02-24/A-00118 & D08-02-24/A-00119) have been filed and will be heard concurrently with these applications.

REQUESTED VARIANCES:

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

A-00118: 30A David Drive, Part 2 & 4 on 4R-31186 Plan, Existing Detached Dwelling:

- a) To permit a reduced lot width of 13.45 metres, whereas the By-law requires a minimum lot width of 19.5 metres.
- b) To permit a reduced lot area of 403.0 square metres, whereas the By-law requires a minimum lot area of 600 square metres.

A-00119: 30B David Drive, Part 1 & 3 on 4R-31186 Plan, Proposed Detached Dwelling:

- a) To permit a reduced lot width of 15.05 metres, whereas the By-law requires a minimum lot width of 19.5 metres.
- b) To permit a reduced lot area of 452.7 square metres, whereas the By-law requires a minimum lot area of 600 square metres.

- c) To permit an increased projection of 4.18 metres for a covered lanai, whereas the By-law permits a projection up to a maximum of 2.0 metres.

The subject 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 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 31, 2024



Ce document est également offert en français.

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