

NOTICE OF HEARING

Pursuant to the Ontario *Planning Act*

Consent and Minor Variance Applications

Panel 2
Tuesday, July 4, 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(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.: D08-01-23/B-00139 & D08-01-23/B-00140;
D08-02-23/A-00129

Application(s): Consent under section 53 of the *Planning Act*
Minor Variance under section 45 of the *Planning Act*

Owners: Jozef, Vera & Jonathan Straus

Property Address: 672 Denbury Avenue

Ward: 7 - Bay

Legal Description: Lot 24, Registered Plan 484

Zoning: R1O

Zoning By-law: 2008-250

APPLICANT'S PROPOSAL AND PURPOSE OF THE APPLICATIONS:

The Owners want to subdivide their property into two separate parcels of land to create one new vacant parcel for future development. The existing detached dwelling will remain on the other parcel. The proposed vacant parcel will not be in conformity with the requirements of the Zoning By-law.

CONSENT IS REQUIRED FOR THE FOLLOWING:

The Owners require the Committee's consent to sever the property. The property is shown as Parts 1 and 2 on a Draft 4R-Plan filed with the applications and the separate parcels will be as follows:

File No.	Frontage	Depth	Area	Part No.	Municipal Address
B-00139	16.62 m	32.06 m	532.9 sq. m	1	672 Denbury Ave (Existing detached dwelling)
B-00140	13.86 m	32.42 m	449.4 sq. m	2	674 Denbury Ave (Vacant)

REQUESTED VARIANCES:

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

A-00129: 674 Denbury Ave, Part 2 on the plan filed, proposed vacant parcel

- a) To permit a reduced lot width of 13.8 metres, whereas the By-law requires a minimum lot width of 15 metres.
- b) To permit a reduced lot area of 449.4 square metres, whereas the By-law requires a minimum lot area of 450 square metres.

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: June 20, 2023



Ce document est également offert en français.

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