

NOTICE OF HEARING

Minor Variance Application

Panel 1

Wednesday, July 17, 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.: D08-02-24/A-00149 & D08-02-24/A-00164 &
D08-02-24/A-00165

Application: Minor Variance under section 45 of the *Planning Act*

Applicant: David Palmer

Property Address: 1071 Heron Road

Ward: 17 - Capital

Legal Description: Part Lot 10, Registered Plan 527

Zoning: R3A

Zoning By-law: 2008-250

APPLICANT'S PROPOSAL / PURPOSE OF THE APPLICATION:

The Applicant wants to construct a three-storey, three-unit townhouse dwelling, as shown on plans filed with the Committee. The existing detached dwelling will be demolished.

REQUESTED VARIANCES:

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

A-00149, Townhouse dwelling unit (east)

- a) To permit a reduced lot width of 5.27 metres, whereas the By-law requires a minimum lot width of 6 metres.
- b) To permit a reduced soft landscaped area of 8% of the front yard, whereas the By-law requires a minimum soft landscaped area of 30% of the front yard.
- c) To permit an increased building height of 11.92 metres, whereas the By-law permits a maximum building height of 10 metres.
- d) To permit a reduced front yard setback of 3.0 metres, whereas the By-law requires a minimum front yard setback of 6.0 metres.
- e) To permit a reduced lot area of 161.17 square metres, whereas the By-law requires a minimum lot area of 180 square metres.

A-00164, Townhouse dwelling unit (middle)

- f) To permit a reduced lot width of 4.01 metres, whereas the By-law requires a minimum lot width of 6 metres.
- g) To permit a reduced soft landscaped area of 0% of the front yard, whereas the By-law requires a minimum soft landscaped area of 30% of the front yard.
- h) To permit an increased building height of 11.92 metres, whereas the By-law permits a maximum building height of 10 metres.
- i) To permit a reduced front yard setback of 3 metres, whereas the By-law requires a minimum front yard setback of 6 metres.
- j) To permit a reduced lot area of 122.17 square metres, whereas the By-law requires a minimum lot area of 180 square metres.

A-00165, Townhouse dwelling unit (west)

- k) To permit a reduced lot width of 5.99 metres, whereas the By-law requires a minimum lot width of 6 metres.
- l) To permit a reduced soft landscaped area of 10% of the front yard, whereas the By-law requires a minimum soft landscaped area of 30% of the front yard.
- m) To permit an increased building height of 11.92 metres, whereas the By-law permit a maximum building height of 10 metres.
- n) To permit a reduced front yard setback of 3 metres, whereas the By-law requires a minimum front yard setback of 6 metres.
- o) To permit a reduced side yard setback of 0.4 metres, whereas the By-law requires a minimum side yard setback of 1.2 metres.

The applications indicate 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 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 28, 2024



Ce document est également offert en français.

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