

NOTICE OF HEARING

Pursuant to the Ontario *Planning Act*

Consent and Minor Variances Applications

Panel 1

Wednesday, August 21, 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-00111 & D08-01-24/B-00112
D08-02-24/A-00161 & D08-02-24/A-00192

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

Applicants: Daniel Knapp & Catherine Higginson

Property Address: 130 Kenilworth Street & 372A Holland Avenue

Ward: 15 - Kitchissippi

Legal Description: Part of Lots 250 & 251, Registered Plan 207509

Zoning: R3I

Zoning By-law: 2008-250

APPLICANT'S PROPOSAL / PURPOSE OF THE APPLICATIONS:

The Applicants want to subdivide the property into two separate parcels of land to create separate ownership for each half of an existing semi-detached dwelling and establish an Easements/Rights-of-Ways for parking and access.

CONSENT IS REQUIRED FOR THE FOLLOWING:

The Applicants requires the Committee’s consent to sever and grant an Easements/Right-of-Way.

The property is shown as Parts 1 to 6 on a Draft 4R-Plan filed with the applications and the separate parcels will be as follows:

Table 1 Proposed Parcels

File No.	Frontage	Depth	Area	Part No.	Municipal Address
B-00111	11.44 m	15.37 m	176.6 sq. m	1 & 2	372A Holland Avenue
B-00112	14.2 m	21.8 m (irregular)	250.7 sq. m	3, 4, 5 & 6	130 Kenilworth Street

It is proposed to establish an Easement/Right-Of-Way over Part 5 & 6 in favor of Parts 1 & 2 for parking and access.

The application indicates the property is subject to existing easements as set out in instruments N578875 and N715551.

Approval of these applications will have the effect of creating separate parcels of land that will not be in conformity with the requirements of the Zoning By-law and therefore, minor variance applications (File No: D08-02-24/A-00161& D08-02-24/A-00192) has been filed and will be heard concurrently with this these applications.

REQUESTED VARIANCES:

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

A-0000161: 372A Holland, Parts 1 & 2 on Registered Plan 207509, Half of existing semi-detached dwelling:

- a) To permit a parking space located on a different lot (130 Kenilworth), whereas the By-law states parking spaces must be located on the same lot as the use or building which they are provided.

A-0000161: 130 Kenilworth, Parts 3, 4, 5, & 6 on Registered Plan 207509, Half of existing semi-detached dwelling:

- b) To permit a parking space to be located in the front yard, whereas the By-law sates no parking space may be established in a front yard.

- c) To permit an increased width of 5.6 metres for a shared driveway, whereas the By-law permits a width of 3 metres for shared driveways.

The subject property is not the subject of any other current application under the *Planning Act*.

FIND OUT MORE ABOUT THE APPLICATION(S)

For more information about this matter, contact the Committee of Adjustment at the address, email address, website or QR code below.

Visit **[Ottawa.ca/CommitteeofAdjustment](https://ottawa.ca/CommitteeofAdjustment)** and follow the link to **Next hearings** to view panel agendas and application documents, including **proposal cover letters, plans, tree information, hearing notices, circulation maps, and City planning reports**. Written decisions are also published once issued and translated.

If you don't participate in the hearing, you won't receive any further notification 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, send a written request to the Committee.

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.

ALL SUBMITTED INFORMATION BECOMES PUBLIC

Be aware that, in accordance with the *Planning Act*, the *Municipal Act* and the *Municipal Freedom of Information and Privacy Act*, all information presented 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 and during the hearing, 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, and potentially posted online and become searchable on the Internet.

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 consent to sever land and minor variances from the zoning requirements.

DATED: August 2, 2024



Ce document est également offert en français.

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