

NOTICE OF HEARING

Pursuant to the Ontario *Planning Act*

Consent and Minor Variance Applications

Panel 2

Tuesday, October 15, 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-00171 & D08-01-24/B-00172 D08-02-24/A-00232 & D08-02-24/A-00233
Applications:	Consent under section 53 of the <i>Planning Act</i> Minor Variance under section 45 of the <i>Planning Act</i>
Applicants:	Phillippe Damecour & Sabina Stabryla
Property Address:	2725 Rowatt Street
Ward:	7 - Bay
Legal Description:	Part Road Allowance between Lots 20 & 21, Concession 1 (OF) Geographic Township of Nepean
Zoning:	R10
Zoning By-law:	2008-250

APPLICANTS' PROPOSAL / PURPOSE OF THE APPLICATIONS:

The Applicants want to subdivide their property into two separate parcels of land to create two new lots for the construction of two, two-storey detached dwellings each with a garage and second storey coach house in the rear yard, as shown on plans filed with the Committee.

CONSENT IS REQUIRED FOR THE FOLLOWING:

The Applicants require the Committee's consent to sever the land. The property is shown as Parts 1 to 5 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-00171	10.26 metres	40.2 metres	412.80 sq. metres	1 to 3	2723 Rowatt Street
B-00172	9.6 metres	40.2 metres	368.9 sq. metres	4 & 5	2725 Rowatt Street

The application indicates there is an existing easement in CR607220.

It is proposed to establish the following easements/rights-of way:

- Over Part 3 in favour of Parts 4 & 5 for pedestrian and vehicular access.
- Over Part 4 in favour of Parts 1, 2 & 3 for pedestrian and vehicular access.

Approval of these applications will have the effect of creating separate parcels of land and proposed coach houses that will not be in conformity with the requirements of the Zoning By-law and therefore, minor variance applications (File Nos.D08-02-24A-00232 & D08-02-24/00233) have been filed and will be heard concurrently with these applications.

REQUESTED VARIANCES:

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

A-00233: 2725 Rowatt Street, Part 4 & 5 on draft 4R-Plan:

- a) To permit a reduced lot width of 10.26 metres, whereas the By-law requires a minimum lot width of 15 metres.
- b) To permit a reduced lot area of 412.8 square metres whereas the By-law requires a minimum lot area of 450 square metres.

- c) To permit an increased building height for the coach house of 6 metres, whereas the By-law permits a maximum building height for a coach house of 3.1 metres.
- d) To permit an interior side yard setback for a coach house of 3.1 metres, whereas the By-law requires a side yard setback of 4 metres for a coach house.

A-00232: 2723 Rowatt, Parts 1 to 3 on draft 4R-Plan:

- e) To permit a reduced lot width of 9.6 metres, whereas the By-law requires a minimum lot width of 15 metres.
- f) To permit a reduced lot area of 386.9 square metres, whereas the By-law requires a minimum lot area of 450 square metres.
- g) To permit an increased coach house height of 6 metres, whereas the By-law permits a maximum building height for a coach house of 3.1 metres.
- h) To permit an interior side yard setback for a coach house of 2.56 metres, whereas the By-law requires a side yard setback of 4 metres for a coach house.

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: September 27, 2024



Ce document est également offert en français.

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