

## NOTICE OF HEARING

Pursuant to the Ontario *Planning Act*

### Consent and Minor Variance Applications

Panel 1

Wednesday, October 2, 2023

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.:** D08-01-23/B-00287 to 00289 & D08-01-23/B-00292  
D08-02-23/A-00269 to 00270 & D08-02-23/A-00273 and 00274

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

**Applicant:** Prestwick Building Corp.

**Property Address:** 290 Holmwood Avenue

**Ward:** 17 - Capital

**Legal Description:** Lots 89 & 90, Registered Plan 108654

**Zoning:** R3P[1474]

**Zoning By-law:** 2008-250

### APPLICANT'S PROPOSAL / PURPOSE OF THE APPLICATIONS:

The Owner wants to subdivide their property into two parcels of land to create new parcels for the construction of a three-storey, semi-detached dwelling. The existing dwelling will be demolished.

At its hearing on December 13, 2023, the Committee adjourned these applications to allow time for the Applicant to receive permission for the removal of the jointly owned tree by the adjacent property owner, or to revise their plans. They have revised their plans and now wish to proceed with their applications.

### CONSENT IS REQUIRED FOR THE FOLLOWING:

The Owner requires the Committee's consent to sever land. The property is shown as Parts 1 and 2 on a draft 4R-plan filed with the applications. The separate parcels will be as follows:

*Table 1 Proposed Parcels*

File No.	Frontage	Depth	Area	Part No.	Municipal Address
B-00287	6.09 metres	27.47 metres	167.33 sq. metres	1	292B Holmwood Avenue (one half of the proposed semi-detached)
B-00288	6.10 metres	27.48 metres	167.59 sq. metres	2	292A Holmwood Avenue (one half of the proposed semi-detached)

Approval of these applications will have the effect of creating two separate parcels of land for a proposed semi-detached dwelling. The proposed development will not be in conformity with the requirements of the Zoning By-law and therefore, minor variance applications (File Nos: A-00269-270 & A-00273-274) have been filed and will be heard concurrently with these applications.

### REQUESTED VARIANCES:

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

#### **A-00269: 292B Holmwood Avenue, Part 1 on draft 4R-Plan:**

- To permit a reduced rear yard setback of 6.9 metres (25% of lot depth), whereas the By-law requires a minimum rear yard setback of 8.24 metres (30% of lot depth).
- To permit a landing and steps to project 0.25 metres from the front lot line, whereas the By-law permits landings and steps to project no closer than 0.6 metres from the front lot line.
- To permit a front-facing garage, whereas the By-law states that no front-facing garage is permitted, based on the conclusions of a Streetscape Character Analysis.

#### **A-00270: 292A Holmwood Avenue, Part 2 on draft 4R-Plan:**

- To permit a reduced rear yard setback of 6.9 metres (25% of lot depth), whereas the By-law requires a minimum rear yard setback of 8.24 metres (30% of lot depth).

- e) To permit a landing and steps to project 0.25 metres from the front lot line, whereas the By-law permits landings and steps to project no closer than 0.6 metres from the front lot line.
- f) To permit a front-facing garage, whereas the By-law states that no front-facing garage is permitted, based on the conclusions of a Streetscape Character Analysis.

**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](mailto: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](mailto: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: September 13, 2023



*Ce document est également offert en français.*

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