

## NOTICE OF HEARING

Pursuant to the Ontario *Planning Act*

### Consent and Minor Variance Applications

Panel 1

Wednesday, January 15, 2025

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-00259 & D08-01-24/B-00260  
D08-02-24/A-00304 & D08-02-24/A-00305

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

**Applicants:** Anne and Wolfgang Illing

**Property Address:** 160 Clemow Avenue

**Ward:** 17 - Capital

**Legal Description:** Part of Lot 37, Plan 4M-8

**Zoning:** R1MM

**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 one new lot for the construction of a three storey detached dwelling, as shown on plans filed with the Committee. The existing dwelling will remain, with the carport and shed demolished.

**CONSENT IS REQUIRED FOR THE FOLLOWING:**

The Applicants seek the Committee’s consent to sever land and for grants of easements/rights-of-ways. The property is shown as Parts 1 through 4 on a draft 4R-plan filed with the applications. The separate parcels will be as follows:

*Table 1 Proposed Parcels*

<b>File No.</b>	<b>Frontage</b>	<b>Depth</b>	<b>Area</b>	<b>Part No.</b>	<b>Municipal Address</b>
B-00259	12.80 m	33.53 m	429.2 sq. m	1 & 2	160 Clemow Ave (existing dwelling)
B-00260	10.06 m	33.53 m	337.3 sq. m	3 & 4	158 Clemow Ave (proposed dwelling)

It is proposed to establish easements/rights-of-ways as follows:

- Over Part 2, in favor of Parts 3 and 4 for access and maintenance.
- Over Part 3, in favor of Parts 1 and 2 for access and maintenance.

**REQUESTED VARIANCES:**

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

**A-00304: 160 Clemow Avenue, (existing dwelling) Parts 1 and 2 on draft 4R-Plan:**

- a) To permit a reduced lot width of 12.80 metres, whereas the By-law requires a minimum lot width of 15 metres.
- b) To permit a reduced lot area of 429.2 square metres, whereas the By-law requires a minimum lot area of 450 square metres.
- c) To permit an increased shared driveway width of 4.3 metres, whereas the By-law permits a maximum shared driveway width of 3.0 metres.
- d) To permit a reduced distance of 0.55 metres for an accessory structure from the dwelling for a proposed garage, whereas the By-law permits a minimum distance of 1.2 metres from an accessory structure and any other building located on the same lot.

**A-00305: 158 Clemow Avenue, Parts 3 and 4 on draft 4R-Plan:**

- e) To permit a reduced lot width of 10.06 metres, whereas the By-law requires a minimum lot width of 15 metres.
- f) To permit a reduced lot area of 337.3 square metres, whereas the By-law requires a minimum lot area of 450 square metres.
- g) To permit an increased shared driveway width of 4.3 metres, whereas the By-law permits a maximum shared driveway width of 3.0 metres.
- h) To permit a reduced interior side yard setback of 0.75 metres, whereas the By-law requires a minimum interior side yard setback of 1.2 metres.
- i) To permit an increased eaves projection of 0.14 metres to an interior side lot line, whereas the By-law permits a maximum eaves projection not closer than 0.3 metres to a lot line.

**FIND OUT MORE ABOUT THE APPLICATION**

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](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.

### **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: December 20, 2024



*Ce document est également offert en français.*

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