



COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

MINOR VARIANCE/PERMISSION APPLICATION Under Section 45 of the *Planning Act*

To be held on Wednesday, May 16, 2018, starting at 1:00 p.m.
Ben Franklin Place, The Chamber, Main Floor, 101 CentrepoinTE Drive

File No.: D08-02-18/A-00128
Owner(s): Stefano Colaiacovo and Kumiko Mackasey
Location: 80 Onslow Crescent
Ward: 17 - Capital
Legal Description: Lot 107, reg. Plan 4M-45
Zoning: R1TT
Zoning By-law: 2008-250

PURPOSE OF THE APPLICATION:

The Owners want to demolish their existing dwelling and construct a new two-storey detached dwelling on the foundation of the existing dwelling. It is also proposed to construct a deck and a covered porch at the front as well as a two-storey addition and a covered porch at the rear of the proposed dwelling.

RELIEF REQUIRED:

In order to proceed, the Owners require the Authority of the Committee for Minor Variances from the Zoning By-law as follows:

- a) To permit an addition of 42 square metres, or 26% of the gross floor area to a dwelling within the flood plain overlay, whereas the By-law states that additions to a building or structure in a floodplain cannot exceed 20% of the gross floor area of the building or 20 square metres whichever is less.
- b) To permit a reduced southerly corner side yard setback of 1.83 metres, whereas the By-law requires a minimum corner side yard setback of 3.0 metres.

It should be noted that for By-law purposes only Onslow crescent is deemed to be the front lot line for this property

THE APPLICATION indicates that the Property is not the subject of any other current application under the *Planning Act*.

YOU ARE ENTITLED TO ATTEND the Committee of Adjustment Public Hearing concerning this application because you are an assessed owner of one of the

neighbouring properties. The Committee asks that any presentations be limited to five minutes or less and any exceptions will be at the discretion of the Committee Chair.

IF YOU DO NOT ATTEND this Public Hearing, it may proceed in your absence and, except as otherwise provided in the *Planning Act*, you will not be entitled to any further notice in the proceedings. If you have specific comments regarding this application, you may submit a letter to the Secretary-Treasurer of the Committee at the address shown below, and such written submissions shall be available for inspection by any interested person. Information you choose to disclose in your correspondence, including your personal information, will be used to receive your views on the relevant issues to enable the Committee to make its decision on this matter. The information provided will become part of the public record. Every attempt should be made to file your submission five days prior to the Public Hearing date.

A COPY OF THE DECISION of the Committee will be sent to the applicant/agent, and to each person who appeared in person or who was represented at the Public Hearing AND who filed with the Secretary Treasurer a written request to receive the decision. This will also entitle you to be advised of a possible Local Planning Appeal Tribunal Hearing. Even if you are the successful party, you should request a copy of the Decision since the Committee of Adjustment's Decision may be appealed to the Local Planning Appeal Tribunal by the Applicant or another member of the public.

ADDITIONAL INFORMATION regarding these applications is available online at www.ottawa.ca/cofa, by navigating to "Public Hearings" and selecting the Panel 1 agenda under the applicable Hearing date. The website also contains additional information about the mandate of the Committee and its processes. The complete file is available to the public for viewing at the Committee office (Ben Franklin Place, 101 Centrepointe Drive, 4th Floor) between the hours of 8:00 a.m. and 4:00 p.m. Monday to Friday; or you may contact the Committee of Adjustment at 613-580-2436.

DATED: April 30, 2018

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