



COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

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

To be held on Wednesday, January 16, 2019 starting at 1:00 a.m.
Ben Franklin Place, The Chamber, Main Floor, 101 CentrepoinTE Drive

File No.: D08-02-18/A-00370
Owner(s): 2073945 Ontario Inc.
Location: 6150 Hazeldean Road
Ward: 6 - Stittsville
Legal Description: Part Lot 24, Concession 12
Zoning: AM9
Zoning By-law: 2008-250

PURPOSE OF THE APPLICATION:

The Owner is proposing to construct a one-storey restaurant and a two-storey medical facility on the subject property, in accordance with plans filed with the Committee.

In order to proceed, the Owner of the abutting property (6130 Hazeldean Road) has filed a related Consent application (File No. D08-01-18/B-00379), which will be heard at the same time as this application.

RELIEF REQUIRED:

The Owner requires the Authority of the Committee for Minor Variances from the Zoning By-law as follows

- a) To permit 35 parking spaces for the restaurant based on parking space rate of 7.5 spaces per 100 square meters, whereas the Zoning By-law requires 46 parking spaces based on a rate of 10 parking spaces per 100 square metres for a restaurant in Area C on Schedule 1A.
- b) To permit 27 parking spaces for the medical facility based on a parking space rate of 3 spaces per 100 square meters, whereas the Zoning By-law requires 38 parking spaces based on a rate of 4 parking spaces per 100 square meters for a medical facility in Area C on Schedule 1A.

THE APPLICATION indicates that the Property is the subject of a related Site Plan Control application (D07-12-18-0157) 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 3 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: December 31, 2018

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