



**Committee of Adjustment
Public Hearing Notice**

**Consent Application
Section 53 of the *Planning Act***

**Wednesday, September 2, 2020
9:00 a.m.**

**613-580-2436
cofa@ottawa.ca**

By Electronic Participation

This hearing will be held through electronic participation in accordance with the *Statutory Powers Procedure Act*. The City of Ottawa remains in a State of Emergency to help stop the spread of COVID-19. The Committee of Adjustment will hold online hearings until further notice.

This hearing may be viewed online on the Committee of Adjustment YouTube Channel <https://www.youtube.com/channel/UCZ9Z3-VJcSMSqrWRORMIRjQ>

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File No.: D08-01-20/B-00161
Owner(s): Steeplehill Holdings Inc.
Location: 10 (10A) (10B) Brigade Avenue
Ward: 6 - Stittsville
Legal Description: Lot 9, Reg. Plan No, 655
Zoning: R1D
Zoning By-law: 2008-250

PURPOSE OF THE APPLICATION:

The Owner wants to subdivide its property into two separate parcels of land. It is proposed to demolish the existing detached garage and to relocate the driveway to facilitate the construction of a new detached dwelling. The existing detached dwelling will remain.

CONSENT IS REQUIRED FOR THE FOLLOWING:

In order to do this, the Owner requires the Consent of the Committee for a Conveyance. The property is shown as Parts 1 and 2 on a Draft 4R-Plan filed with the application and the proposed parcels are as follows:

The land to be severed shown as Part 2 on said plan will have frontage of 15.91 metres to a depth of 42.01 metres and will have a lot area of 668 square metres. This parcel is vacant and will be known municipally as 10B Brigade Avenue.

The retained land shown as Part 1 on said plan will have frontage of 17.19 metres to a depth of 42.01 metres and will have a lot area of 721 square metres. This parcel contains the existing detached dwelling and will be known municipally as 10A Brigade Avenue.

Approval of this application will have the effect of creating two separate parcels of land both of which will not be in conformity with the requirements of the Zoning By-law and therefore Minor Variance Applications (D08-02-20/A-00155, A-00156), have been filed and will be heard concurrently with this application.

YOU ARE ENTITLED TO PARTICIPATE in the Committee of Adjustment Public Hearing concerning this application because you are an assessed owner of one of the neighbouring properties. See Annex A – Public Participation Details on providing written submissions or verbal comments in advance of the hearing, and how to register to speak at the hearing. 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. You may require the Committee to hold the hearing as an oral (in person) hearing if you satisfy the Committee that holding the hearing as an electronic hearing is likely to cause you significant prejudice. To do so, you must provide written submissions to the Committee at least 48 hours in advance of the hearing.

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DATED: August 17, 2020

Committee of Adjustment

City of Ottawa

101 CentrepoinTE Drive

Ottawa, ON K2G 5K7

613-580-2436

cofa@ottawa.ca

Annex A - Public Participation Details

Remote Participation – Committee Members, Staff and General Public

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Zoning By-law:

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DATED: July 20, 2020

Committee of Adjustment
City of Ottawa
101 CentrepoinTE Drive
Ottawa, ON K2G 5K7

613-580-2436
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**Committee of Adjustment
Public Hearing Notice**

**Consent Application
Section 53 of the *Planning Act***

**Wednesday, September 2, 2020
9:00 a.m.**

**613-580-2436
cofa@ottawa.ca**

By Electronic Participation

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File No.:

Owner(s):

Location:

Ward:

Legal Description:

Zoning:

Zoning By-law:

PURPOSE OF THE APPLICATION:

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DATED: July 20, 2020

Committee of Adjustment
City of Ottawa
101 CentrepoinTE Drive
Ottawa, ON K2G 5K7

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DATED: July 20, 2020

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DATED: July 20, 2020

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For more information, please contact the Coordinator by e-mail at cofa@ottawa.ca or (613) 580-2436.



**Committee of Adjustment
Public Hearing Notice**

**Consent Application
Section 53 of the *Planning Act***

**Wednesday, September 2, 2020
9:00 a.m.**

**613-580-2436
cofa@ottawa.ca**

By Electronic Participation

This hearing will be held through electronic participation in accordance with the *Statutory Powers Procedure Act*. The City of Ottawa remains in a State of Emergency to help stop the spread of COVID-19. The Committee of Adjustment will hold online hearings until further notice.

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Simultaneous interpretation in both official languages, accessible formats and communication supports are available for any specific agenda item by calling the Committee information number at least 48 hours in advance of the hearing.

File No.:

Owner(s):

Location:

Ward:

Legal Description:

Zoning:

Zoning By-law:

PURPOSE OF THE APPLICATION:

CONSENT IS REQUIRED FOR THE FOLLOWING:

In order to do this, the Owner(s) require the Consent of the Committee for .

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

YOU ARE ENTITLED TO PARTICIPATE in the Committee of Adjustment Public Hearing concerning this application because you are an assessed owner of one of the neighbouring properties. See Annex A – Public Participation Details on providing written submissions or verbal comments in advance of the hearing, and how to register to speak at the hearing. 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. You may require the Committee to hold the hearing as an oral (in person) hearing if you satisfy the Committee that holding the hearing as an electronic hearing is likely to cause you significant prejudice. To do so, you must provide written submissions to the Committee at least 48 hours in advance of the hearing.

IF YOU DO NOT PARTICIPATE in 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.

IF YOU WISH TO BE NOTIFIED of the Decision of the Committee of Adjustment in respect of the proposed consent, you must make a written request to the Secretary-Treasurer of the Committee of Adjustment at the address shown below. 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.

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ADDITIONAL INFORMATION regarding this application 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.

DATED: July 20, 2020

Committee of Adjustment
City of Ottawa
101 CentrepoinTE Drive
Ottawa, ON K2G 5K7

613-580-2436
cofa@ottawa.ca

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