



**Committee of Adjustment  
Public Hearing Notice**

**Minor Variance Application  
Section 45 of the *Planning Act***

**Wednesday, September 16, 2020  
1:00 p.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.:** D08-02-20/A-00154  
**Owner(s):** Sophie Cathelineau and Nicolas Moyer (Under Agreement of Purchase and Sale)  
**Location:** 340 Osgoode Street  
**Ward:** 12-Rideau-Vanier  
**Legal Description:** Part of Block 40, Registered Plan 15632  
**Zoning:** R4F  
**Zoning By-law:** 2008-250

**PURPOSE OF THE APPLICATION:**

The Owners want to construct a carport and a shed between the rear property line and the rear of the house at 340 Osgoode Street. The carport is to be located in the rear yard, on part of an existing long paved driveway with access from Marlborough Avenue and will be a stand-alone accessory structure, as shown on plans filed with the Committee.

**RELIEF REQUIRED:**

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

- a) To permit a reduced rear yard setback of 0.15 metres for an accessory structure, whereas the Zoning By-law requires a rear yard setback of 0.6 metres for an accessory structure.
- b) To permit a reduced setback of 0.1 metres for an accessory structure from a principal dwelling, whereas the Zoning By-law requires a setback of 1.2 metres from a principal dwelling for an accessory structure.
- c) To permit the maximum lot coverage to exceed 60% of lot coverage the cumulative size of all accessory structures, whereas the By-law permits a maximum lot coverage of 50% of the property.
- d) To permit a side wall of the residential building to extend by 1.5 metres past the side wall of the residential building whereas no part of a garage or carport may be closer than to the corner lot line than the affected side wall of the residential use building.
- e) To permit an increase in the carport opening to be 3.5 metres (space between support posts) whereas the Zoning By-law permits a maximum carport opening of 3 metres.

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DATED: August 31, 2020

**Committee of Adjustment**

City of Ottawa  
101 CentrepoinTE Drive  
Ottawa, ON K2G 5K7  
613-580-2436  
[cofa@ottawa.ca](mailto:cofa@ottawa.ca)

## Annex A - Public Participation Details

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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](mailto:cofa@ottawa.ca)

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Section 45 of the *Planning Act***

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**Ward:**

**Legal Description:**

**Zoning:**

**Zoning By-law:**

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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](mailto:cofa@ottawa.ca)

## Annex A - Public Participation Details

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**Committee of Adjustment  
Public Hearing Notice**

**Minor Variance Application  
Section 45 of the *Planning Act***

**Wednesday, September 2, 2020  
1:00 p.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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