



**Committee of Adjustment  
Public Hearing Notice**

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

**Wednesday, January 13, 2021  
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>**

*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 Nos.:** D08-02-20/A-00298  
**Owner(s):** Riccardo D'Angelo  
**Location:** 71 Chestnut Street  
**Ward:** 17 - Capital  
**Legal Description:** Part Block 170, Reg. Plan 110574; Part 1, Plan 4R-28074  
**Zoning:** R3P  
**Zoning By-law:** 2008-250

**PURPOSE OF THE APPLICATION:**

The Owner wants to demolish the existing dwelling and construct a three-storey detached dwelling, as shown on plans filed with the Committee.

**RELIEF REQUIRED:**

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

- a) To permit a vertical ornamental element to be at 0.34 metres from the corner lot line, whereas the Bylaw states that ornamental elements such as sills, belt

courses, cornices, parapets and pilasters may project 0.6 metres, but not closer than 0.6 metres to a lot line.

- b) To permit a reduced corner side yard setback of 0.97 metres (along Springhurst Avenue), whereas the Bylaw requires a minimum corner side yard setback of 3 metres.
- c) To permit an increased driveway width of 4.71 metres, whereas the By-law permits a maximum driveway width of 3.0 metres.
- d) To permit a reduced interior side yard setback of 0.6 metres, whereas the By-law requires a minimum side yard setback of 1.2 metres on a corner lot where the minimum front yard setback is greater than 4.5 metres.
- e) To permit a reduced interior side yard setback of 0.6 metres, whereas the By-law states that, on a corner lot, where only a minimum total interior side yard setback is prescribed, the minimum interior side yard setback must be equal to at least 50% of the required total minimum interior side yard setback. In this case, the minimum total side yard setback is 1.8 metres. Therefore, the minimum side yard setback is 0.9 metres. (By-law 2020-289)
- f) To provide a rear yard (5.14 metres by 7.78 metres) in lieu of an interior yard, whereas the By-law states that, in addition to the minimum setback from any rear or interior lot line of 1.2 metres, and additional interior yard abutting both the interior lot line and the rear lot line must be provided, which has an area equal to 28 per cent of the lot depth (8.19 metres) by 30 per cent of the lot width (3.20 metres) at a minimum.
- g) To provide a rear yard (5.14 metres by 7.78 metres) in lieu of an interior side yard, whereas the By-law states that, in the case of a corner lot, a minimum interior yard is required that abuts the rear yard and interior side yard and is equal to 25 per cent of the abutting lot's depth (7.26 metres) by 30% of the affected lot's width (3.20 metres). (By-law 2020-289)
- h) To permit an increased garage door width of 4.58 metres, whereas the By-law permits a maximum garage door width of 3.0 metres for a single attached garage.
- i) To permit the porch to be 0.12 metres to the property line, whereas the By-law permits covered or uncovered porches to project 2 metres, but no closer than 1 metre from any lot line.
- j) To permit stairs to be 0.12 metres to the property line, whereas the By-law permits steps, where at or below the floor level of the first floor and, in the case of the front yard or corner side yard, no closer than 0.6 metres to a lot line.
- k) To permit a double driveway, whereas the By-law states that only single driveways are permitted.

It should be noted that, for By-law purposes, the frontage on Chestnut Street 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 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* below 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.

**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 this application is available online at <https://ottawa.ca/en/planning-development-and-construction/committee-adjustment>, 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.

DATED: December 24, 2020

**Committee of Adjustment**  
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## **Annex A - Public Participation Details**

### **Remote Participation – Committee Members, Staff and General Public**

City facilities are temporarily closed to help stop the spread of COVID-19. Although in-person Committee of Adjustment hearings have been postponed until further notice, there are several ways in which the general public can participate in this electronic hearing.

The chosen technology for this hearing is Zoom (<https://zoom.us/>) which allows for participation by computers and mobile devices. To reduce the number of participants in the electronic hearing and to allow for a more efficient process, the general public will be asked to participate by viewing the webcast via the Committee of Adjustment YouTube channel at <https://www.youtube.com/channel/UCZ9Z3-VJcSMSgrWRORMIRiQ>. You can also contact [cofa@ottawa.ca](mailto:cofa@ottawa.ca) to obtain the link.

**Submit comments in writing:** submit comments in writing, by email, to [cofa@ottawa.ca](mailto:cofa@ottawa.ca). Comments received **by noon (12 p.m.) the Monday before the hearing** will be provided to Committee Members prior to the hearing. Comments received after this time will be forwarded to Committee Members as soon as possible but may not be received by Committee Members prior to the hearing.

**Submit verbal comments in advance of the hearing (Prior to noon (12 p.m.) the Monday before the hearing)** you may call the Coordinator to have comments transcribed (contact details below).

**Register to Speak at the Committee Hearing prior to 4 p.m. the Monday before the hearing**, by phone or e-mail by contacting the Coordinator (contact details below). Details for those wishing to make visual presentations to the Committee can be provided to you upon request, by email.

Upon receipt of your registration to speak at the hearing, delegates will be provided the Zoom hearing details and password prior to the hearing.

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