

# COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING



## MINOR VARIANCES/PERMISSION APPLICATIONS

Under Section 45 of the Planning Act

To be held on Wednesday, October 3, 2007 starting at 1:00p.m.

**Ben Franklin Place, The Chamber, Main Floor, 101 CentrepoinTE Drive**

<b>File No.</b>	D08-02-07/A-00382 to D08-02-07/A-00384	<b>Legal Description:</b>	Part Lots 6, 7 & 8 and Part of Athlone Ave., Reg. Plan No. 371
<b>Owner(s):</b>	Gallivan Construction Ltd.	<b>Zone:</b>	R31
<b>Location:</b>	269, (265), (263) Avondale Avenue	<b>Zoning By-law:</b>	1998
<b>Committee Panel:</b>	1	<b>Former Municipality:</b>	Ottawa
<b>Ward:</b>	15		

### PURPOSE OF THE APPLICATION

The Owner has filed Applications for Consent, which if approved, will have the effect of creating 3 parcels of land, all of which will not be in conformity with the requirements of the Zoning By-law. One of the parcels will contain the existing 1-storey detached dwelling, and it is proposed to construct a 2-storey semi-detached building, with one dwelling unit on each of the other two newly created parcels.

### 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-00382:** 269 Avondale Avenue, Part No. 1 on the Draft 4R-Plan (existing 1-storey detached dwelling & garage)

- To permit a reduced easterly side yard of 0 metres, whereas the By-law requires a minimum side yard of 1.2 metres.
- To permit a reduced front yard of 4.6 metres (existing), whereas the By-law requires a minimum front yard of 6.0 metres.

**A-00383:** 265 Avondale Avenue, Part Nos. 2 & 3 on the Draft 4R-Plan (proposed 2-storey semi-detached dwelling)

- To permit a reduced westerly side yard of 0.6 metres, whereas the By-law requires a minimum side yard of 1.2 metres.

**A-00384:** 263 Avondale Avenue, Part Nos. 4-7 on the Draft 4R-Plan (proposed 2-storey semi-detached dwelling)

- To permit a reduced easterly side yard of 0.6 metres, whereas the By-law requires a minimum side yard of 1.2 metres.
- To permit a reduced front yard of 4.6 metres, whereas the By-law requires a minimum front yard of 6.0 metres.

The application indicates that the property is the subject of Consent Applications (**File Nos. D08-01-07/B-00305 to D08-01-07/B-00307**).

**YOU ARE ENTITLED TO ATTEND** the Committee of Adjustment Hearing concerning these applications because you are an assessed owner of one of the neighbouring properties. If you have specific comments regarding these applications, 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. **Every attempt should be made to file your submission 5 days prior to the Hearing date. IF YOU DO NOT ATTEND** this 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.

**A COPY OF THE DECISION** of the Committee will be sent to the applicant and to each person who appeared in person or who was represented at the 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 Ontario Municipal Board 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 Ontario Municipal Board by the Applicant or another member of the public.

**ADDITIONAL INFORMATION** regarding these applications is available to the public for viewing at the Committee office (Ben Franklin Place, 101 CentrepoinTE Drive, 4<sup>th</sup> Floor) between the hours of 8:00 a.m. and 4:00 p.m. Monday to Friday; or you may contact Paul Conner at 613-580-2424, extension 13459 or Madeleine Albert at 613-580-2424, extension 41662.

DATED: September 17, 2007