

COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING



MINOR VARIANCES/PERMISSION APPLICATIONS

Under Section 45 of the Planning Act

To be held on Wednesday, January 14, 2009 starting at 1:00 p.m.

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

File No. D08-02-08/A-00409 &
D08-02-08/A-00410
Owner(s): Niraj & Vanessa Singhal
Location: (562), 564 Roosevelt Avenue
Committee Panel: 1
Ward: 15 - Kitchissippi

Legal Description: Lot 29, Reg Plan 235
Zoning Designation: R3I under Zoning By-law
1998 and R3R under the new
City of Ottawa Zoning
By-law 2008-250
Former Municipality: Ottawa

PURPOSE OF THE APPLICATION:

The Owners have filed Applications for Consent (D08-01-08/B-00452 & D08-01-08/B-00453), which if approved, will have the effect of creating 2 separate parcels of land, both of which will not be in conformity with the requirements of both Zoning By-laws. Each of the newly created parcels will contain a proposed new 2-storey detached dwelling, as shown on plans filed with the Committee.

RELIEF REQUIRED:

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

A-00409: 562 Roosevelt Avenue (Part 1 on the Draft 4R-Plan) proposed detached dwelling.

- a) To permit a reduced lot width of 10.06 metres, whereas the By-law requires a minimum lot width of 12 metres.
- b) To permit a reduced lot area of 353 square metres, whereas the By-law requires a minimum lot area of 360 square metres.
- c) To permit an increased building height of 9.5 metres, whereas the By-law permits a maximum building height of 8 metres.

A-00410: 564 Roosevelt Avenue (Part 2 on said Plan) proposed detached dwelling.

- d) To permit a reduced lot width of 10.06 metres, whereas the By-law requires a minimum lot width of 12 metres.
- e) To permit a reduced lot area of 352.6 square metres, whereas the By-law requires a minimum lot area of 360 square metres.
- f) To permit an increased building height of 9.5 metres, whereas the By-law permits a maximum building height of 8 metres.

THE APPLICATIONS indicate that the Property is the subject of Consent Applications (D08-01-08/B-00452 & D08-01-08/B-00453) that have been filed and will be heard concurrently with these applications.

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.