

# 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**

<b>File No.</b>	D08-02-08/A-00417 to D08-02-08/A-00419	<b>Legal Description:</b>	Lot 27, Reg. Plan No. 37
<b>Owner(s):</b>	Terri & Joe Tratch	<b>Zone:</b>	R4G [623]
<b>Location:</b>	376, (378A & 378B) Winona Avenue	<b>Zoning By-law:</b>	2008-250
<b>Committee Panel:</b>	1	<b>Former Municipality:</b>	Ottawa
<b>Ward:</b>	15 - Kitchissippi		

### PURPOSE OF THE APPLICATION

In 2007 this Committee refused Consent Applications (D08-01-07/B-00375 to D08-01-07/B-00377) and Minor Variance Applications (D08-02-07/A-00461 to D08-02-08/A-00463). The Owners have now filed new Applications for Consent (File Nos. D08-01-08/B-00459 to B-00461) which, if approved, will have the effect of creating three parcels of land, all of which will not be in conformity with the requirements of the Zoning By-law. The existing 2-storey detached dwelling will remain on one parcel and it is proposed to construct a new 2-storey semi-detached building on the other two parcels, one unit on each newly created parcel, as shown on plans filed with this Committee. The existing detached garage located on the property is to be demolished.

### RELIEF REQUIRED

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

#### D08-02-08/A-00417 - Part No. 5 (Proposed 2-storey semi-detached house – 378 B Winona Avenue)

- To permit a reduced lot area of 178.9 square metres, whereas the By-law requires a minimum lot area of 180.0 square metres.
- To permit a reduced lot width of 4.973 metres, whereas the By-law requires a minimum lot width of 6.0 metres.
- To permit a reduced rear yard of 6.598 metres, whereas the By-law requires a minimum rear yard of 7.525 metres.
- To permit a reduced southerly side yard of 0.579 metres, whereas the By-law requires a minimum side yard of 1.2 metres.
- To permit a reduced parking space length of 3.09 metres, whereas the By-law requires a minimum parking space length of 5.2 metres.
- To permit a reduced front yard of 2.837 metres, whereas the By-law requires a minimum front yard of 6.0 metres.

#### D08-02-08/A-00418 - Part Nos. 3, 4 & 7 (Proposed 2-storey semi-detached house – 378 A Winona Avenue)

- To permit a reduced driveway width of 2.66 metres, whereas the By-law requires a minimum driveway width of 3.0 metres.
- To permit a reduced lot area of 178.8 square metres, whereas the By-law requires a minimum lot area of 180.0 square metres.
- To permit a reduced front yard of 2.38 metres, whereas the By-law requires a minimum front yard of 6.0 metres.