



**COMMITTEE OF ADJUSTMENT
FOR THE CITY OF OTTAWA**

**COMITÉ DE DÉROGATION
POUR LA VILLE D'OTTAWA**

DECISION/DÉCISION
MINOR VARIANCE/PERMISSION
DEMANDE DE DÉROGATIONS MINEURES/PERMISSION
(Section 45 of the *Planning Act*)
(Article 45 de la *Loi sur l'aménagement du territoire*)

File No./Dossier n°: D08-02-12/A-00393

Owner/ Propriétaire: Jim & Jackie Naida
Agent/ Représentant : Jacques Hamel

Legal Description//Description officielle: Lot 21 & Southerly 3' of Lot 22 (N. side Bower St. & W. side of Mutchmore Rd), Reg. Plan 164639

Property Address/Adresse de la propriété : 21 Bower Street

Zoning/Zonage: R1TT
By-Law/Règlement: 2008-250

Ward/ Quartier: 17 - Capital
Former Municipality/Ancienne municipalité: Ottawa

Notice was given and a Public Hearing was held on December 5, 2012, as required by the *Planning Act*.

PURPOSE OF THE APPLICATION/OBJET DE LA DEMANDE:

The Owners want to renovate their existing dwelling which will include the construction of a two storey addition which will extend over the existing 1-storey addition located on the east side of the dwelling. The application also indicates that the Owners intend to construct a new 1-storey addition on the northwest corner of the dwelling as well as a new 1-storey covered and unenclosed porch along the north & west sides of the dwelling.

RELIEF REQUIRED/DISPENSE REQUISE:

In order to proceed, the Owners require the Authority of the Committee for a Minor Variance from the Zoning By-law to permit a reduced north-easterly corner side yard setback of 1.86 metres whereas the By-law requires a minimum corner side yard setback of 3.0 metres

The application indicates that the Property is not the subject of any other current application under the *Planning Act*.

PUBLIC HEARING/AUDIENCE PUBLIQUE:

Mr. J. Hamel appeared as Agent with one of the Owners Ms. J. Naida.

The Committee with concurrence from the Owner indicated that the application would be amended so as to indicate that the varied yard is the **southeasterly** corner side yard.

The application was amended accordingly.

DECISION AND REASONS OF THE COMMITTEE:

**APPLICATION GRANTED
AS AMENDED**

DÉCISION ET MOTIFS DU COMITÉ:

**DEMANDE ACCORDÉE,
TELLE QUE MODIFIÉE**

The Committee, having considered the evidence presented and having reviewed the plans and correspondence on file, is satisfied that, in all the circumstances and in this instance, the variance sought, as amended, is minor, that it is desirable for the appropriate development or use of the land and that the general intent of the Zoning By-law and the Official Plan is maintained. This application is granted subject to the location and size of the proposed construction being in accordance with the plans filed, as they relate to the variances sought.

NOTICE OF RIGHT TO APPEAL/AVIS DE DROIT D'APPEL:

To appeal this Decision to the Ontario Municipal Board, a letter, outlining the reasons for appeal, must be filed with the Secretary-Treasurer of the Committee of Adjustment by the **3rd day of January, 2013**. The OMB has established a filing fee of \$125.00 for an appeal with an additional filing fee of \$25.00 for each secondary application. A cheque payable to the Ontario Minister of Finance must accompany the Notice of Appeal. If you have any questions about the appeal process, please contact the Committee of Adjustment office.

Only individuals, corporations and public bodies who have an interest in this matter may appeal this Decision to the Ontario Municipal Board. A notice of appeal may not be filed by an unincorporated association or group. However, a Notice of Appeal may be filed in the name of an individual who is a Member of the Association or group on its behalf.

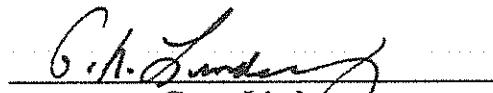
DECISION SIGNATURE PAGE :
PAGE DE SIGNATURE DE LA DÉCISION :

File No./Dossier n° : D08-02-12/A-00393

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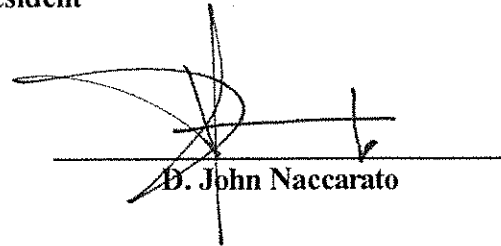
We, the undersigned, concur in the decision and reasons of the Committee of Adjustment./
Nous, soussignés, souscrivons à la décision et à la justification ci-devant rendues par le Comité
de dérogation :



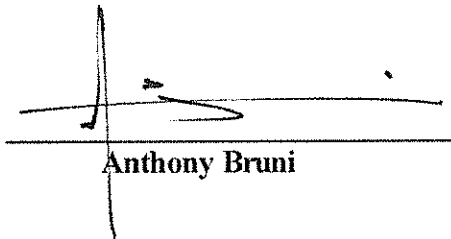
Grant Lindsay
Vice-Chair/ Vice-Président



Ann M. Tremblay



D. John Naccarato



Anthony Bruni



John Blatherwick

I, Heather Maclean, Secretary-Treasurer of the Committee of Adjustment for the City of Ottawa,
certify that the attached is a true copy of the Decision of the Committee with respect to the
application recorded.

Je, soussignée, Heather MacLean, secrétaire-trésorière du Comité de dérogation pour la Ville
d'Ottawa, confirme que l'énoncé ci-joint est une copie conforme de la décision rendue par le
Comité à l'égard de la demande visée.

December 14/12
Date of Decision:
Date de la décision :



Heather MacLean
Secretary-Treasurer/Secrétaire-trésorière