

# COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING



## MINOR VARIANCE/PERMISSION APPLICATION

Under Section 45 of the Planning Act

To be held on Wednesday, December 5, 2012 starting at 1:00 p.m.

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

|                         |                    |                             |   |
|-------------------------|--------------------|-----------------------------|---|
| <b>File No.</b>         | D08-02-12/A-00393  | <b>Legal Description:</b>   | Lot 21 & Southerly 3' of Lot 22 (N. side Bower St. & W. side of Mutchmore Rd), Reg. Plan 164639 |
| <b>Owner(s):</b>        | Jim & Jackie Naida | <b>Zoning Designation:</b>  | R1TT  |
| <b>Location:</b>        | 21 Bower Street    | <b>Zoning By-law:</b>       | 2008-250  |
| <b>Committee Panel:</b> | 1                  | <b>Former Municipality:</b> | Ottawa  |
| <b>Ward:</b>            | 17 - Capital       |                             |   |

### PURPOSE OF THE APPLICATION

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

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*.

**YOU ARE ENTITLED TO ATTEND** the Committee of Adjustment Public Hearing concerning this application **because you are an assessed owner of one of the neighbouring properties.** The Committee asks that any presentations be limited to 5 minutes or less and any exceptions will be at the discretion of the Committee Chair. **IF YOU DO NOT ATTEND** 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 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. 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 5 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 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 this application 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 at Paul Conner at 613-580-2424, extension 13459 or Madeleine Albert at 613-580-2424, extension 41662.

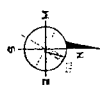
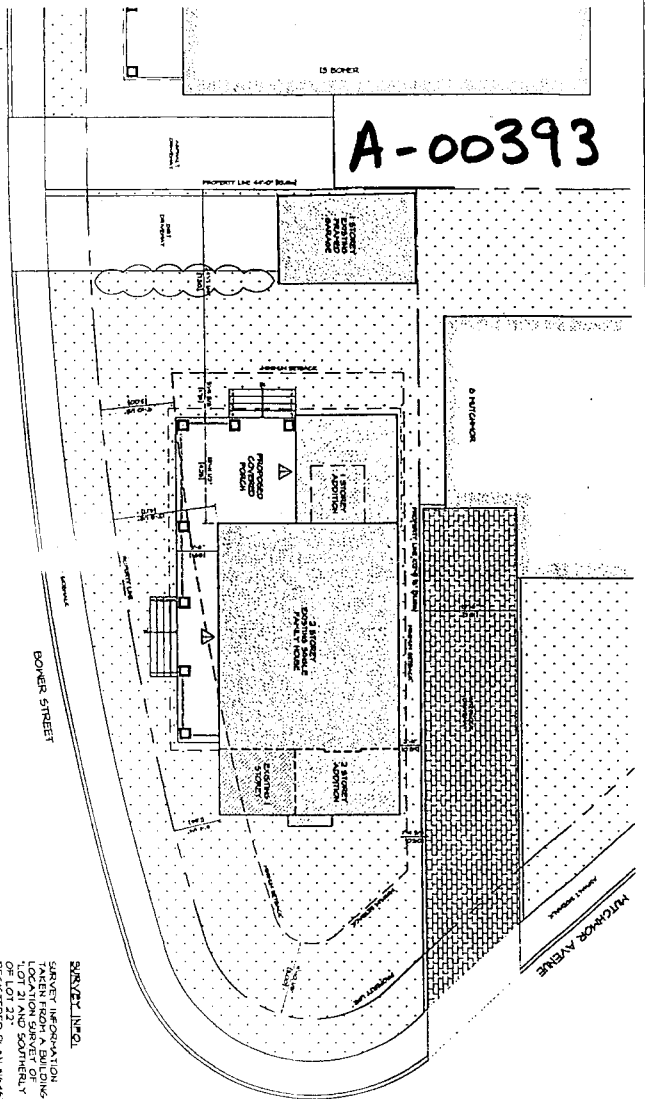
DATED: November 19, 2012

*Shaping our future together  
Ensemble, formons notre avenir*

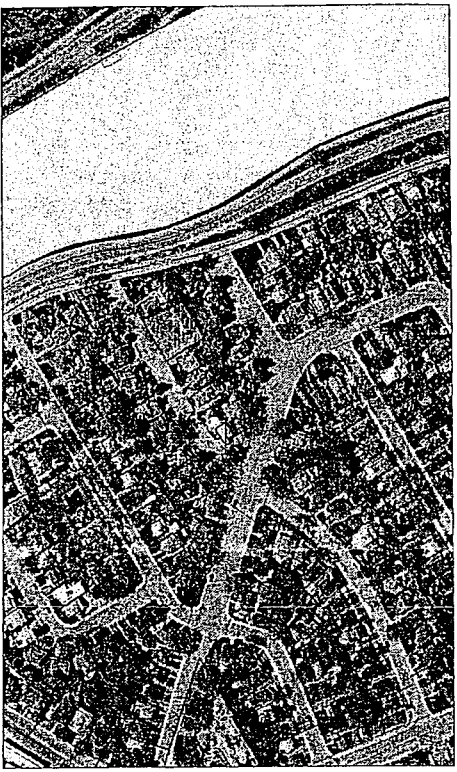
Committee of Adjustment  
101 Centrepointe Drive  
Ottawa, ON K2G 5K7  
Telephone: (613) 580-2436  
Fax: (613) 580-2425  
E-mail : [cofa@ottawa.ca](mailto:cofa@ottawa.ca)  
Internal code: 04-13

Comité de dérogation  
101 promenade Centrepointe  
Ottawa, ON K2G 5K7  
Téléphone : (613) 580-2436  
Télécopie : (613) 580-2425  
Courriel : [cofa@ottawa.ca](mailto:cofa@ottawa.ca)  
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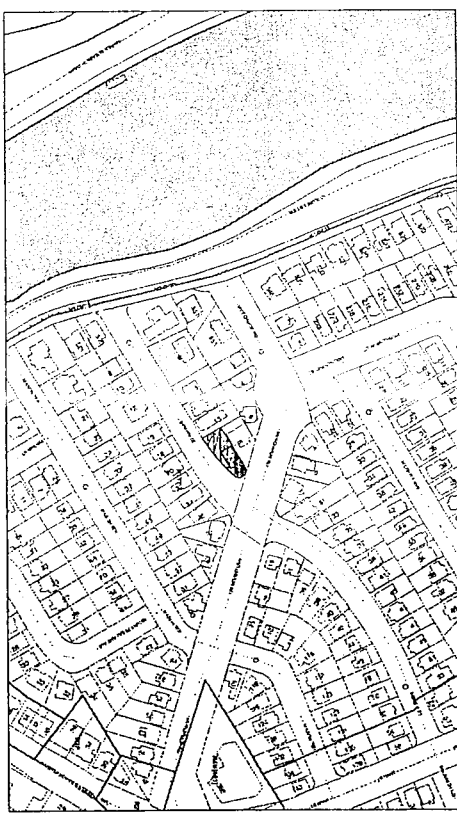
A-00393



**SITE PLAN**  
SCALE: 1/8" = 1'-0"

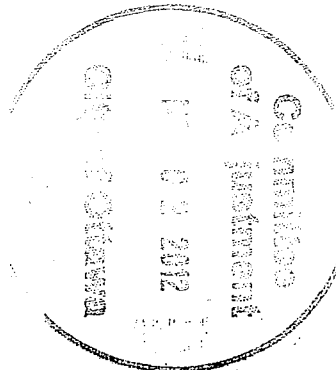


**AERIAL PHOTO**  
SCALE: 1:1500



**CONTEXT MAP**  
SCALE: 1:1500

SURVEY INFORMATION:  
SURVEYING: BOWEN & BOWEN  
LOCATION SURVEY OF  
LOT 21 AND SOUTHERLY 1/2  
REGISTERED PLAN #44638  
CITY OF OTTAWA  
SURVEY TAKEN BY:  
FRED H. JOOCH, ONTARIO  
LAND SURVEYOR



**ZONING INFORMATION**

| ZONE   | RITT       | OK  |
|--------|------------|-----|
| L.N.   | 4th HILL   | -OK |
| L.N.   | 2700' HILL | -OK |
| H.T.   | 1st PLAZA  | -OK |
| P.V.   | 3rd HILL   | -OK |
| C.S.T. | 3rd HILL   | -OK |
| R.V.   | 25th DEPTH | -OK |
| 15.T.  | 17th PLAZA | -OK |
|        | 10th HILL  | -OK |
|        | 10th HILL  | -OK |

**DEVELOPMENT INFORMATION**

| ZONING            | EXISTING AREA  | PROPOSED AREA   |
|-------------------|--|---|
| RITT              | BASEMENT, 814 6.5F +/-<br>(750 6.5H +/-)                                     | BASEMENT, 1423 6.5F +/-<br>(1061 6.5F +/-)                            |
| LOT AREA          | MAIN FLOOR, 814 6.5F +/-<br>NIC. COV. (750 6.5F +/-)<br>PORCH                | MAIN FLOOR, 1423 6.5F +/-<br>NIC. COV. (1061 6.5F +/-)<br>PORCH       |
| EXISTING LOT AREA | 4102 S.F.<br>(814 5H)  | 2ND FLOOR, 4356 +/-<br>(868 6.5H +/-)                                 |
| BUILDING AREA     | 2ND FLOOR, 723 +/-<br>3RD FLOOR, (612 6.5H +/-)<br>ATTIC                     | 2ND FLOOR, 3540 +/-<br>3RD FLOOR, (312 6.5H +/-)<br>ATTIC             |
| BUILDING HOUSING  | TOTAL GROSS AREA<br>NIC. BASEMENT OR ATTIC<br>814 6.5F +/-<br>(750 6.5H +/-) | TOTAL GROSS AREA<br>NIC. BASEMENT<br>2140 6.5F +/-<br>(1510 6.5H +/-) |

**HAMEL DESIGN**

DATE: 12-08-27  
SCALE: NOTED  
DWG BY: EMBPC  
PROJECT No.: 2011-1-16  
DWG No.: A1

**SITE PLAN & CONTEXT PLANS**  
21 BOWER STREET  
OTTAWA, ON

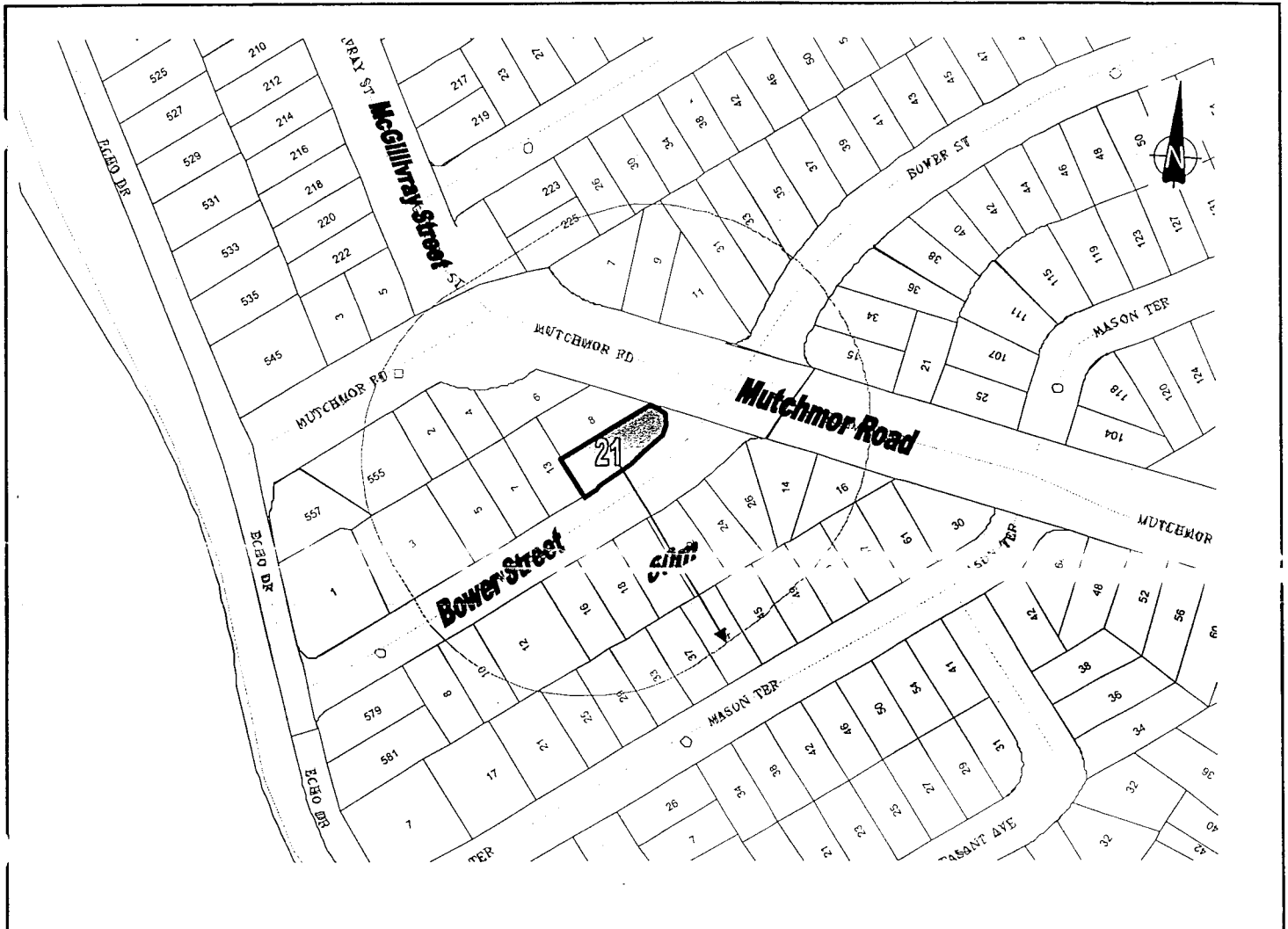
DRAWING TITLE:

|     |                   |          |
|-----|-------------------|----------|
| NO. | DESCRIPTION       | DATE     |
| 01  | CON. DRAW. REVIEW | 12/21/11 |
| 02  | CON. DRAW. REVIEW | 12/21/11 |
| 03  |                   |          |
| 04  |                   |          |
| 05  |                   |          |

PROJECT TITLE:

LEGEND

ALL WORK TO BE DONE IN ACCORDANCE WITH THE CITY OF OTTAWA ZONING BY-LAW AND THE ZONING INFORMATION TABLE. IT IS THE RESPONSIBILITY OF THE APPLICANT TO OBTAIN ALL NECESSARY PERMITS AND TO VERIFY ALL REGULATIONS AND TO REPORT ALL VIOLATIONS AND TO CORRECT THEM IMMEDIATELY. ALL PERMITTED COSTS AND FEES ARE THE RESPONSIBILITY OF THE APPLICANT. THE APPLICANT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND TO REPORT ALL VIOLATIONS AND TO CORRECT THEM IMMEDIATELY. ALL PERMITTED COSTS AND FEES ARE THE RESPONSIBILITY OF THE APPLICANT.

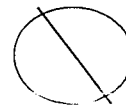


Not to Scale / Non à l'échelle

**Location Plan of Subject Lands**  
**Plan de situation des terres en question**



**Subject Land**  
**Terres en question**



**Circulated Area/ Région circulée**  
**(60 metres)**

Application for Minor Variance  
 Demande de dérogation mineure

**21 Bower Street**

Application by  
 Auteur de la demande

**Jim & Jackie Naida**



**Committee of Adjustment**  
**Comité de dérogation**

File No  
 No de dossier:

**D08-02-12/A-00393**