



COMMITTEE OF ADJUSTMENT REVISION TO NOTICE OF PUBLIC HEARING

MINOR VARIANCE/PERMISSION APPLICATIONS Under Section 45 of the *Planning Act*

**To be held on Wednesday, October 15, 2014, starting at 6:30 p.m.
Ben Franklin Place, The Chamber, Main Floor, 101 CentrepoinTE Drive**

File Nos.: D08-02-14/A-00275 to D08-02-14/A-00278
Owner(s): RND Construction Ltd.
Location: 2970 McCarthy Road, (781, 785, 789 793) Fielding Drive
Ward: 16 - River
Legal Description: Part of Lot 1, Conc. 2 (Rideau Front)
Zoning: R1GG
Zoning By-law: 2008-250

PURPOSE OF THE APPLICATIONS:

The Owner has filed Consent Applications (D08-01-14/B-00285 to D08-01-14/B-00288) which, if approved, will have the effect of creating four separate parcels of land which will not be in conformity with the requirements of the Zoning By-law. The Owner wants to construct four, two-storey detached dwellings with one dwelling on each of the newly created parcels, as shown on plans filed with the Committee. The existing dwelling is to be demolished.

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-00275: 781 Fielding Drive, Part 1 on a Draft 4R-Plan filed with the application, proposed detached dwelling.

- a) To permit a reduced lot area of 550.8 square metres whereas the By-law require a minimum lot area of 665 square metres.

A-00276: 785 Fielding Drive, Part 2 on the plan, proposed detached dwelling.

- b) To permit a reduced lot width of 17.07 metres whereas the By-law requires a minimum lot width of 18 metres.

- c) To permit a reduced lot area of 514.5 square metres whereas the By-law requires a minimum lot area of 665 square metres.

A-00277: 789 Fielding Drive, Part 3 on the plan, proposed detached dwelling.

- d) To permit a reduced lot width of 17.07 metres whereas the By-law requires a minimum lot width of 18 metres.
- e) To permit a reduced lot area of 514.3 square metres whereas the By-law requires a minimum lot area of 665 square metres.

A-00278: 793 Fielding Drive, Part 4 on the plan, proposed detached dwelling.

- f) To permit a reduced lot area of 581.2 square metres whereas the By-law requires a minimum lot area of 665 square metres.

THE APPLICATIONS indicate that the Property is the subject of current Consent applications as noted above under the *Planning Act*.

YOU ARE ENTITLED TO ATTEND the Committee of Adjustment Public Hearing concerning these applications because you are an assessed owner of one of the neighbouring properties. The Committee asks that any presentations be limited to five 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 five 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 these applications is available to the public for viewing at the Committee office (Ben Franklin Place, 101 Centrepointhe Drive, 4th Floor) between the hours of 8:00 a.m. and 4:00 p.m. Monday to Friday; or you may contact Madeleine Albert at 613-580-2424, extension 41662 or Lillian O'Neill at 613-580-2424, extension 27812.

DATED: September 12, 2014

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