



**Committee of Adjustment
Public Hearing Notice**

**Minor Variance Application
Section 45 of the *Planning Act***

**Wednesday, October 20, 2021
9:00 a.m.**

**613-580-2436
cofa@ottawa.ca**

By Electronic Participation

This hearing will be held through electronic participation in accordance with the *Statutory Powers Procedure Act*. To help stop the spread of COVID-19, the Committee of Adjustment will continue to hold online hearings until further notice.

This hearing may be viewed online on the Committee of Adjustment YouTube Channel <https://www.youtube.com/channel/UCZ9Z3-VJcSMSqrWRORMiRjQ>

Simultaneous interpretation in both official languages, accessible formats and communication supports are available for any specific agenda item by calling the Committee information number at least 48 hours in advance of the hearing.

File No.: D08-02-21/A-00234
Owner(s): Hendrikus (Andre) & Selma Lamprecht
Location: 190 Robertlee Drive
Ward: 5 – West Carleton-March
Legal Description: Lot 20, Reg. Plan 852
Zoning: V1M
Zoning By-law: 2008-250

PURPOSE OF THE APPLICATION:

The Owners want to construct a one-storey detached dwelling with an attached double garage on the subject property, as shown on plans filed with the Committee.

RELIEF REQUIRED:

The Owner requires the Authority of the Committee for a Minor Variance from the Zoning By-law to permit an increased lot coverage of 21.1%, or 186 square metres,

whereas the By-law permits a maximum lot coverage of 15%, in this case, 132 square metres.

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

YOU ARE ENTITLED TO PARTICIPATE in the Committee of Adjustment Public Hearing concerning this application because you are an assessed owner of one of the neighbouring properties. See *Annex A – Public Participation Details* below on providing written submissions or verbal comments in advance of the hearing, and how to register to speak at the hearing. 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. You may require the Committee to hold the hearing as an oral (in person) hearing if you satisfy the Committee that holding the hearing as an electronic hearing is likely to cause you significant prejudice. To do so, you must provide written submissions to the Committee at least 48 hours in advance of the hearing.

IF YOU DO NOT PARTICIPATE in 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 this application, 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 Land Tribunal 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 Land Tribunal by the Applicant or another member of the public.

ADDITIONAL INFORMATION regarding this application is available online at <https://ottawa.ca/en/planning-development-and-construction/committee-adjustment>, by navigating to "Public Hearings" and selecting the Panel 3 agenda under the applicable Hearing date. The website also contains additional information about the mandate of the Committee and its processes.

DATED: October 5, 2021

Committee of Adjustment

City of Ottawa

101 CentrepoinTE Drive

Ottawa, ON K2G 5K7

613-580-2436
cofa@ottawa.ca

Annex A - Public Participation Details

Remote Participation – Committee Members, Staff and General Public

City facilities are temporarily closed to help stop the spread of COVID-19. Although in-person Committee of Adjustment hearings have been postponed until further notice, there are several ways in which the general public can participate in this electronic hearing.

The chosen technology for this hearing is Zoom (<https://zoom.us/>) which allows for participation by computers and mobile devices. To reduce the number of participants in the electronic hearing and to allow for a more efficient process, the general public will be asked to participate by viewing the webcast via the Committee of Adjustment YouTube channel at <https://www.youtube.com/channel/UCZ9Z3-VJcSMSgrWRORMIRjQ>. You can also contact cofa@ottawa.ca to obtain the link.

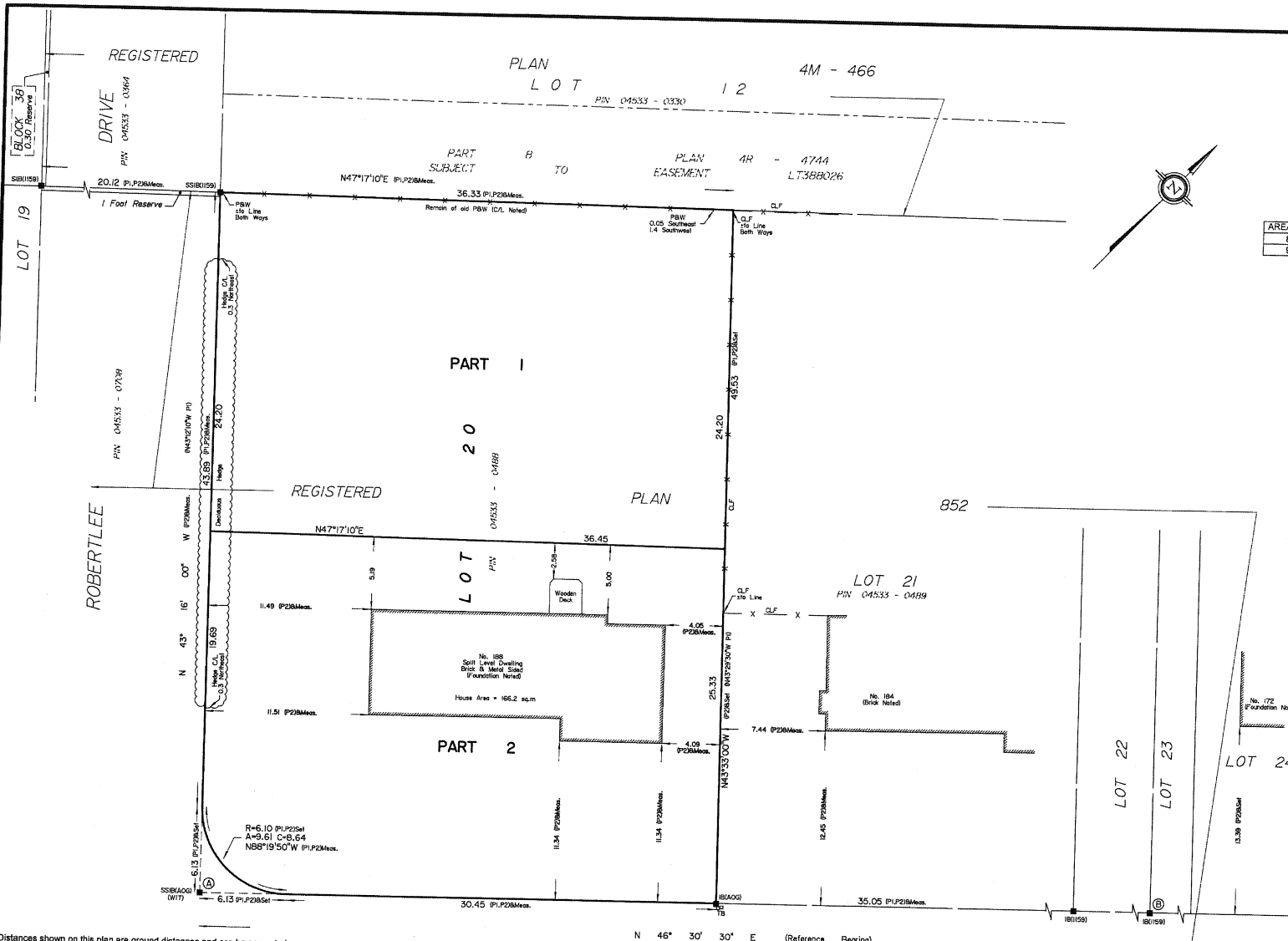
Submit comments in writing: submit comments in writing, by email, to cofa@ottawa.ca. Comments received **by noon (12 p.m.) the Monday before the hearing** will be provided to Committee Members prior to the hearing. Comments received after this time will be forwarded to Committee Members as soon as possible but may not be received by Committee Members prior to the hearing.

Submit verbal comments in advance of the hearing (Prior to noon (12 p.m.) the Monday before the hearing) you may call the Coordinator to have comments transcribed (contact details below).

Register to Speak at the Committee Hearing prior to 4 p.m. the Monday before the hearing, by phone or e-mail by contacting the Coordinator (contact details below). Details for those wishing to make visual presentations to the Committee can be provided to you upon request, by email.

Upon receipt of your registration to speak at the hearing, delegates will be provided the Zoom hearing details and password prior to the hearing.

For more information, please contact the Coordinator by e-mail at cofa@ottawa.ca or (613) 580-2436.



I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.
 DATE: _____

PLAN 4R-
 RECEIVED AND DEPOSITED
 DATE: _____

E.H. HERVEYER
 ONTARIO LAND SURVEYOR

REPRESENTATIVE FOR
 LAND REGISTRAR FOR THE
 LAND TITLES DIVISION OF
 OTTAWA-CARLETON NO. 4.

SCHEDULE			
AREA (Sq.m.)	PART	LOT	PIN
880.4	1	ALL OF 20	852
925.5	2		ALL OF 04533-0488

**DRAFT PLAN OF SURVEY OF
 LOT 20
 REGISTERED PLAN 852
 CITY OF OTTAWA**
 Surveyed by Annis, O'Sullivan, Vollebakk Ltd.

Scale 1 : 200

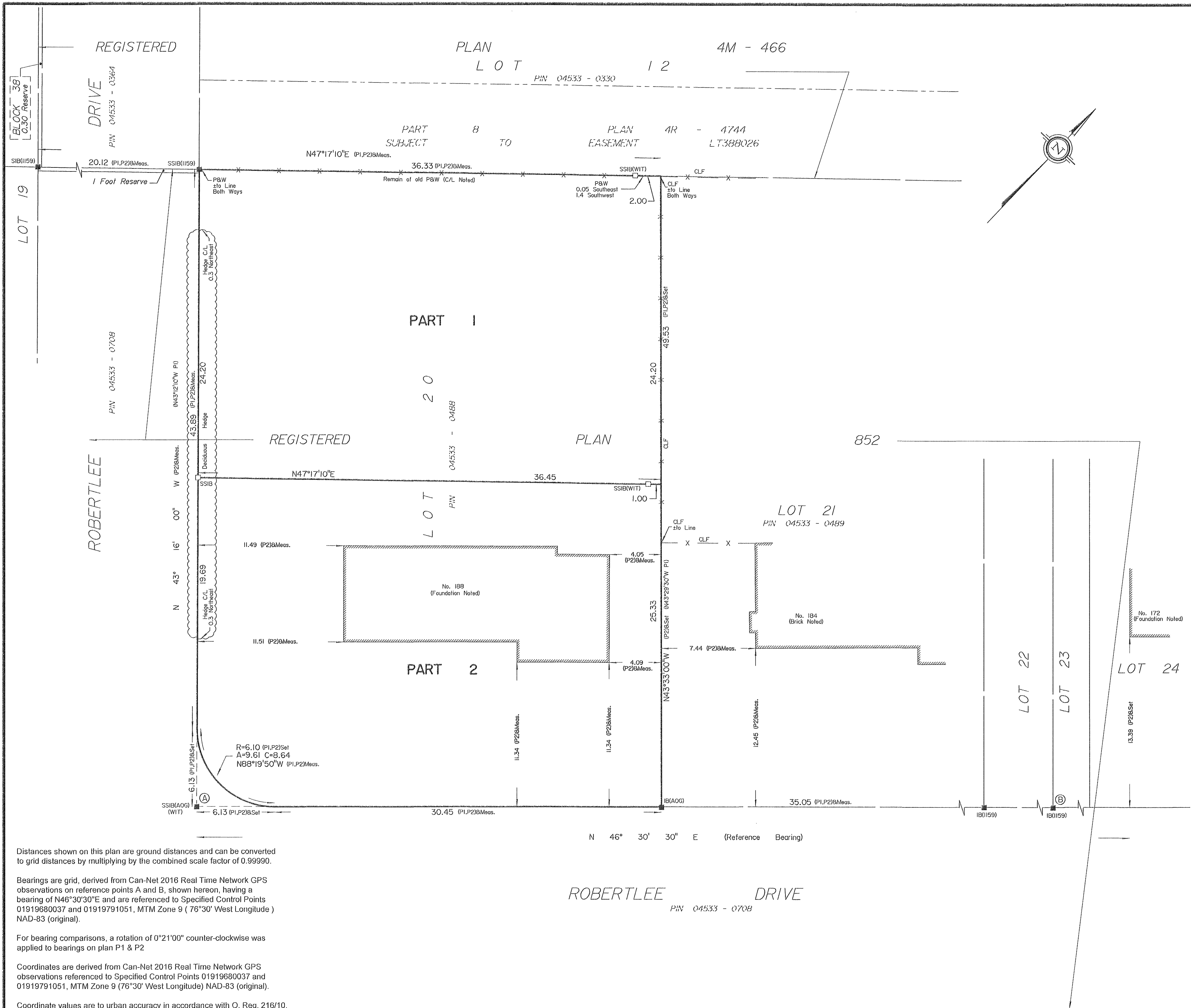
Metric
 DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

Surveyor's Certificate
 I CERTIFY THAT:
 1. This survey and plan are correct and in accordance with the Surveys Act, the Surveyors Act and the Land Titles Act and the regulations made under them.
 2. The survey was completed on the ____ day of _____, 2019.

Date: _____
 E.H. Herveyer
 Ontario Land Surveyor

- Notes & Legend**
- Denotes
- Survey Monument Planted
 - Survey Monument Found
 - SIB Standard Iron Bar
 - SSIB Short Standard Iron Bar
 - IB Iron Bar
 - (WIT) Witness
 - Mec. Measured
 - (AOG) Annis, O'Sullivan, Vollebakk Ltd.
 - (P1) Registered Plan 852
 - (P2) (AOG) Plan June 24, 1992
 - C/L Chain Link Fence
 - P&W Post and Wire
 - TB Terminal Box
 - C/L Centreline

Committee of Adjustment
JUL 12 2021
City of Ottawa



I REQUIRE THIS PLAN TO BE DEPOSITED UNDER THE LAND TITLES ACT.
DATE: Jan 28, 2021

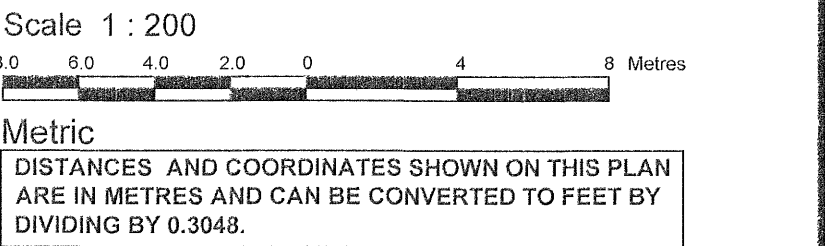
PLAN 4R-33481
RECEIVED AND DEPOSITED
DATE: Jan 29, 2021

E.H. Herweyer
E.H. HERWEYER
ONTARIO LAND SURVEYOR

[Signature]
REPRESENTATIVE FOR
LAND REGISTRAR FOR THE
LAND TITLES DIVISION OF
OTTAWA-CARLETON NO. 4.

SCHEDULE			
PART	LOT	PLAN	PIN
1	ALL OF 20	852	ALL OF 04533-0488
2			

PLAN OF SURVEY OF
LOT 20
REGISTERED PLAN 852
CITY OF OTTAWA
Surveyed by Annis, O'Sullivan, Vollebakk Ltd.



Surveyor's Certificate
I CERTIFY THAT :
1. This survey and plan are correct and in accordance with the Surveys Act, the Surveyors Act and the Land Titles Act and the regulations made under them.
2. The survey was completed on the 18th day of January, 2021.

Jan 28, 2021
Date

E.H. Herweyer
E. H. Herweyer
Ontario Land Surveyor

Notes & Legend	
Denotes	
	" Survey Monument Planted
	" Survey Monument Found
SIB	" Standard Iron Bar
SSIB	" Short Standard Iron Bar
IB	" Iron Bar
(WIT)	" Witness
Meas.	" Measured
(AOG)	" Annis, O'Sullivan, Vollebakk Ltd.
(PI)	" Registered Plan 852
(P2)	" (AOG) Plan June 24, 1992
CLF	" Chain Link Fence
P&W	" Post and Wire
□ TB	" Terminal Box
C/L	" Centreline

Distances shown on this plan are ground distances and can be converted to grid distances by multiplying by the combined scale factor of 0.99990.

Bearings are grid, derived from Can-Net 2016 Real Time Network GPS observations on reference points A and B, shown hereon, having a bearing of N46°30'30"E and are referenced to Specified Control Points 01919680037 and 01919791051, MTM Zone 9 (76°30' West Longitude) NAD-83 (original).

For bearing comparisons, a rotation of 0°21'00" counter-clockwise was applied to bearings on plan P1 & P2

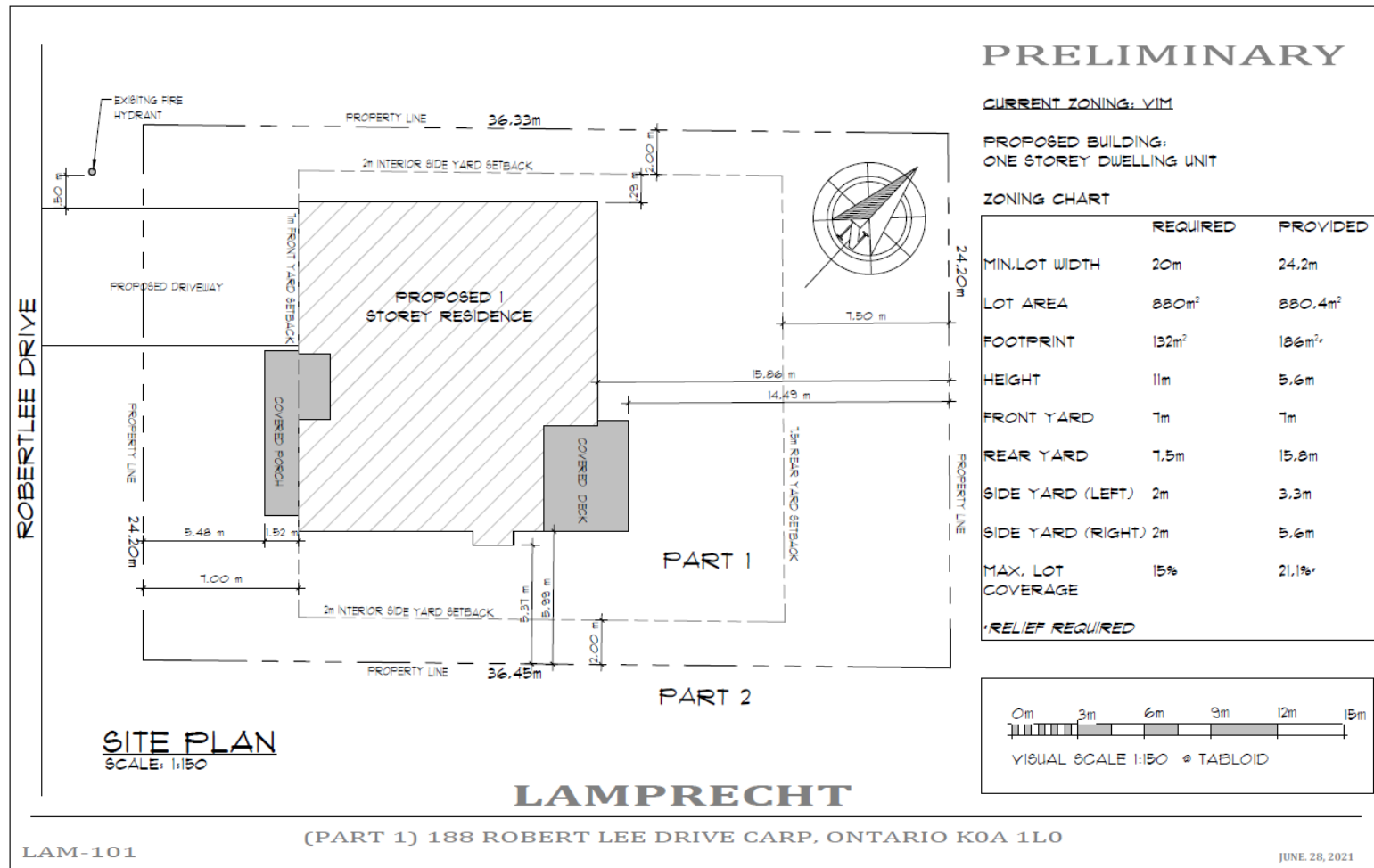
Coordinates are derived from Can-Net 2016 Real Time Network GPS observations referenced to Specified Control Points 01919680037 and 01919791051, MTM Zone 9 (76°30' West Longitude) NAD-83 (original).

Coordinate values are to urban accuracy in accordance with O. Reg. 216/10.

.01919680037	Northing	5023507.89	Easting	351533.87
.01919791051	Northing	5032569.51	Easting	343633.72
.Point A	Northing	5023022.77	Easting	341830.74
.Point B	Northing	5023096.17	Easting	341908.12

Caution: Coordinates cannot, in themselves, be used to re-establish corners or boundaries shown on this plan.

Figure 8: Planned location of new house.



PRELIMINARY

BUILDING FACE AREA: 45.65m²
OPENING AREA: 1.49m²
% OF OPENINGS: 3.26%
LIMITING DISTANCE: 3.2m
ALLOWABLE PERCENTAGE: 18%

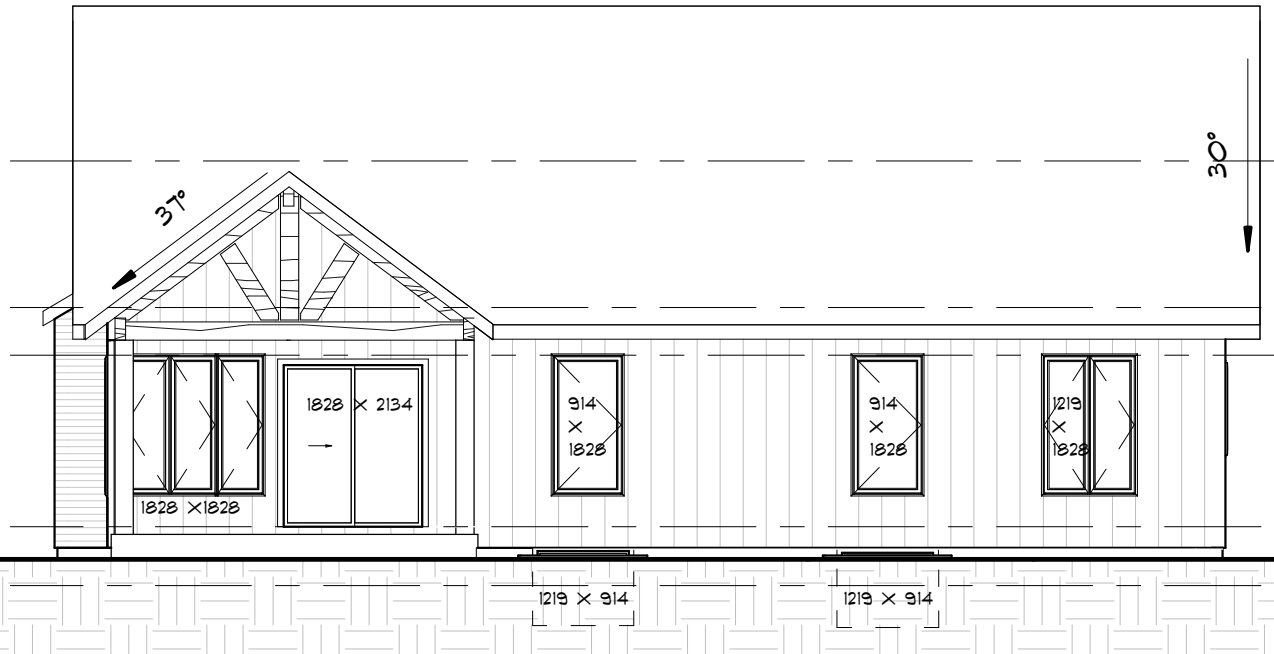


1 .FRONT ELEVATION
A-O. SCALE: 1 : 100



2 .LEFT ELEVATION
A-O. SCALE: 1 : 100

BUILDING HEIGHT 112,989
T/O TOP PLATE 111,053
T/O WINDOWS 110,423
T/O MAIN SUBFLOOR 108,159
PROPOSED GRADE 107,121
AVERAGE GRADE 107,380



3 .REAR ELEVATION
A-O. SCALE: 1 : 100



4 .RIGHT ELEVATION
A-O. SCALE: 1 : 100

BUILDING FACE AREA: 40.67m²
OPENING AREA: 8.36m²
% OF OPENINGS: 20.56%
LIMITING DISTANCE: 6m
ALLOWABLE PERCENTAGE: 51

BUILDING HEIGHT 112,989
T/O TOP PLATE 111,053
T/O WINDOWS 110,423
T/O MAIN SUBFLOOR 108,159
PROPOSED GRADE 107,121
AVERAGE GRADE 107,380

LAMPRECHT

(PART 1) 188 ROBERT LEE DRIVE CARP, ONTARIO K0A 1L0



Committee of Adjustment
Comité de dérogation



SUBJECT LAND / TERRE EN QUESTION
190 promenade Robertlee Drive

CIRCULATION MAP /
PLAN DE CIRCULATION

FILE NO./ DOSSIER NO. :

D08-02-21/A-00234

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NOT TO SCALE
NON À L'ÉCHELLE