Committee of Adjustment

Panel 3

Tuesday, May 14, 2024

9:00 AM

Ben Franklin Place, The Chamber, Main Floor, 101 Centrepointe Drive, and by electronic participation

The hearing can be viewed on the Committee of Adjustment YouTube page. For more information, visit Ottawa.ca/CommitteeofAdjustment

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 72 hours in advance of the hearing.

Coordinator: Davette Nyota

Panel Members:
Chair: William Hunter
Members: Jocelyn Chandler, Beth Henderson, Martin Vervoort, Terry Otto

---

CALL TO ORDER

OPENING REMARKS

DECLARATIONS OF INTEREST

CONFIRMATION OF MINUTES

ADJOURNMENT REQUESTS

HEARING OF APPLICATIONS

1. 2739 Charters (Ward 20 - Osgoode)
   D08-01-23/B-00207

   Consent Application

   (Julia and John Davidson)

   To convey a portion of the property to the abutting property owner to the north at 2745 Charters Street.

2. **2745 Charters (Ward 20 - Osgoode)**
D08-01-23/B-00206

Consent Application

(Alyssa Lacasse and Jeff Smye)

To convey a portion of the property to the abutting property owner to the north at 2739 Charters Street.

3. **6930 Fallowfield (Ward 21 - Rideau-Jock)**
D08-01-24/B-00067 - 00068

Consent Applications

(4056671 Canada Inc.)

To subdivide the property into three separate parcels of land for future residential development.

(Agent: R. Price)

4. **33 Cockburn (Ward 21 - Rideau-Jock)**
D08-01-24/B-00070

Consent Application

(Jeffrey Edwin Patrick Bowes)

To establish an easement/right-of-way for servicing in favor of 33 Cockburn Street.

(Agent: M. Jackson)

5. **753 Kinstead (Ward 6 - Stittsville)**
D08-02-24/A-00095

Minor Variance Application

(Mattamy, Maple Grove, Ltd.)

To permit a reduced projection for a covered porch and covered balcony to the interior side lot line.

(Agent: T. Freeman)

6. 805 Kinstead (Ward 6 - Stittsville)
D08-02-24/A-00096

Minor Variance Application

(Mattamy, Maple Grove, Ltd.)

To permit a reduced projection for a covered porch and covered balcony to the interior side lot line.

(Agent: T. Freeman)

7. 2095 Dilworth (Ward 21 - Rideau-Jock)
D08-01-2021/B-00398

Consent Application

Adjourned from April 16, 2024

(Dilworth Developments Inc)

To subdivide the property into two separate parcels of land to create one new parcel for future residential development.

(Agent: R. Price)

OTHER BUSINESS

ADJOURNMENT

Comité de dérogation

Groupe 3

le mardi 14 mai 2024

09 h 00

Place-Ben-Franklin, salle du Conseil, premier étage, 101, promenade Centrepointe, et participation par voie électronique

L'audience pourra être visionnée sur la chaîne YouTube du Comité de dérogation. Pour en savoir plus, allez au Ottawa.ca/Comitedederogation

Les participants pourront bénéficier d'une interprétation simultanée dans les deux langues officielles et de formats accessibles et d'aides à la communication pour toute question à l'ordre du jour s'ils en font la demande par téléphone auprès du service d'information du Comité au moins 72 heures à l'avance.

Coordonnatrice : Davette Nyota

Membres du Groupe:
Président: William Hunter
Membres: Jocelyn Chandler, Beth Henderson, Martin Vervoort, Terry Otto

---

APPEL NOMINAL

MOT D'OUVERTURE

DÉCLARATIONS D'INTÉRÊT

RATIFICATION DU PROCÈS-VERBAL

DEMANDES D'AJOURNEMENT

AUDIENCE DES DEMANDES

1. 2739 Charters (Quartier 20 - Osgoode)
   D08-01-23/B-00207

   Demande d'autorisation

   (Julia et John Davidson)

   Céder une partie du bien-fonds aux propriétaires du bien-fonds voisin au sud situé au 2745, rue Charters.

2. 2745 Charters (Quartier 20 - Osgoode)
D08-01-23/B-00206

Demande d’autorisation

(Alyssa Lacasse et Jeff Smye)

Céder une partie du bien-fonds aux propriétaires du bien-fonds voisin au nord situé au 2739, rue Charters.

3. 6930 Fallowfield (Quartier 21 - Rideau-Jock)
D08-01-24/B-00067 - 00068

Demandes d’autorisation

(4056671 Canada Inc.)

Lotir la propriété en trois parcelles distinctes en vue d’un futur aménagement résidentiel.

(Agent: R. Price)

4. 33 Cockburn (Quartier 21 - Rideau-Jock)
D08-01-24/B-00070

Demande d’autorisation

(Jeffrey Edwin Patrick Bowes)

Établir une servitude/emprise pour la viabilisation du 33, rue Cockburn.

(Agent: M. Jackson)

5. 753 Kinstead (Quartier 6 - Stittsville)
D08-02-24/A-00095

Demande de dérogation mineure

(Mattamy, Maple Grove, Ltd.)

Permettre la saillie réduite d'un porche et d'un balcon couverts jusqu'à la ligne de lot latérale intérieure.

(Agent: T. Freeman)

6. 805 Kinstead (Quartier 6 - Stittsville)
D08-02-24/A-00096

Minor Variance Application

(Mattamy, Maple Grove, Ltd.)

Permettre la saillie réduite d'un porche et d'un balcon couverts jusqu'à la ligne de lot latérale intérieure.

(Agent: T. Freeman)

7. 2095 Dilworth (Quartier 21 - Rideau-Jock)
D08-01-2021/B-00398

Demande d’autorisation

Ajournée du 16 avril 2024

(Dilworth Developments Inc)

Lotir la propriété en deux parcelles distinctes afin de créer une nouvelle parcelle en vue d’un aménagement résidentiel futur.

(Agent: R. Price)

AUTRES QUESTIONS

AJOURNEMENT

Committee of Adjustment **Comité de dérogation**

NOTICE OF HEARING

Pursuant to the Ontario *Planning Act*

Consent Application

Panel 3
Tuesday, May 14th, 2024
9 a.m.

Ben Franklin Place, Main Floor Chamber, 101 Centrepointe Drive
and by videoconference

Owners of neighbouring properties within 60 metres of the property address below are receiving this notice in case they want to comment on the application(s) and/or participate at the hearing.

The hearing can also be viewed on the Committee of Adjustment YouTube page.

Simultaneous interpretation in both official languages, accessible formats and communication supports are available for any specific agenda item by contacting the Committee of Adjustment at least 72 hours before the hearing.

File Nos.:	D08-01-23/B-00207
Application:	Consent under section 53 of the *Planning Act*
Owners/Applicants:	Julie and John Davidson
Property Address:	2739 Charters Street
Ward:	20 – Osgoode
Legal Description:	Part of Lot 22, Concession 8, Geographic Township of Osgoode.
Zoning:	V1L
Zoning By-law:	2008-250

APPLICANTS' PROPOSAL / PURPOSE OF THE APPLICATION:

The Owners want to convey a portion of their property to the abutting property owners to the south, known municipally as 2745 Charters Street.

It was discovered that the pool belonging to 2739 Charter Street is partially located on the property known as 2745 Charter Street. The Owners of 2745 Charters Street have filed a related consent application (D08-01-23/B-00206) to be heard concurrently as part of a mutual land exchange.

CONSENT IS REQUIRED FOR THE FOLLOWING:

The Owner requires the Committee's consent for a lot line adjustment.

The severed land is shown as Part 2 on the 4R draft plan filed with the application, and has a frontage of 2.985 metres, an irregular depth, and a lot area of 66.2 square metres. This land will be conveyed to the property owners to the south known municipally as 2745 Charters Street.

The retained land is shown on said plan and will have a frontage of 31 metres, an irregular depth, and a lot area of 1605 square metres This land is known municipally as 2739 Charters Street and contains the existing detached dwelling.

THE APPLICATION indicates that the property is now the subject of any other current application under the *Planning Act*.

IF YOU DO NOT PARTICIPATE in the hearing, it may proceed in your absence, and you will not receive any further notice of the proceedings.

IF YOU WANT TO BE NOTIFIED OF THE DECISION following the hearing, and of any subsequent appeal to the Ontario Land Tribunal, submit a written request to the Committee.

FOR MORE INFORMATION about this matter, contact the Committee of Adjustment at the address, email address, website or QR code below.

ALL SUBMITTED INFORMATION BECOMES PUBLIC

In accordance with the *Planning Act*, the *Municipal Act* and the *Municipal Freedom of Information and Privacy Act*, a written submission to the Committee of Adjustment is considered public information and can be shared with any interested individual. Information you choose to disclose in your correspondence, including your personal information, will become part of the public record, and shared with Committee Members, the Applicant(s) or their agent, and any other interested individual.

HOW TO PARTICIPATE

Submit written or oral comments before the hearing: Email your comments to cofa@ottawa.ca at least 24 hours before the hearing to ensure they are received by the panel adjudicators. You may also call the Coordinator at 613-580-2436 to have your comments transcribed.

Register to Speak at the hearing at least 24 hours before by contacting the Committee Coordinator at 613-580-2436 or at cofa@ottawa.ca. You will receive details on how to participate by videoconference. If you want to share a visual presentation, the Coordinator can provide details on how to do so. Presentations are limited to five minutes, and any exceptions are at the discretion of the Chair.

Hearings are governed by the Committee of Adjustment's *Rules of Practice and Procedure* accessible online.

COMMITTEE OF ADJUSTMENT

The Committee of Adjustment is the City of Ottawa's quasi-judicial tribunal created under the Ontario *Planning Act*. Each year, it holds hearings on hundreds of applications under the *Planning Act* in accordance with the Ontario *Statutory Powers Procedure Act*, including consents to sever land and minor variances from the zoning requirements.

DATED: April 26, 2024

Ce document est également offert en français.

Committee of Adjustment
City of Ottawa
101 Centrepointe Drive
Ottawa ON K2G 5K7
Ottawa.ca/CommitteeofAdjustment
cofa@ottawa.ca
613-580-2436

Comité de dérogation
Ville d'Ottawa
101, promenade Centrepointe
Ottawa ON K2G 5K7
Ottawa.ca/Comitedederogation
cded@ottawa.ca
613-580-2436

Committee of Adjustment **Comité de dérogation**

AVIS D'AUDIENCE

Conformément à la *Loi sur l'aménagement du territoire* de l'Ontario

Demande d'autorisation

Groupe 3
Mardi 14 mai 2024
9 h

Place-Ben-Franklin, salle Chamber, 101, promenade Centrepointe
et par vidéoconférence

Les propriétaires des biens-fonds situés dans un rayon de 60 mètres de l'adresse ci-dessous reçoivent le présent avis afin de formuler des observations sur la ou les demandes et de participer à l'audience s'ils le souhaitent.

L'audience peut aussi être visionnée sur la page YouTube du Comité de dérogation.

Les participants peuvent bénéficier de l'interprétation simultanée dans les deux langues officielles, de formats accessibles et d'aides à la communication pour toute question de l'ordre du jour en s'adressant au Comité de dérogation au moins 72 heures à l'avance.

Dossier :	D08-01-23/B-00207
Demande :	Autorisation en vertu de l'article 53 de la *Loi sur l'aménagement du territoire*
Propriétaires/requérants :	Julie et John Davidson
Adresse municipale :	2739, rue Charters
Quartier :	20 – Osgoode
Description officielle :	Partie du lot 22, concession 8, canton géographique d'Osgoode
Zonage :	V1L
Règlement de zonage :	nº 2008-250

PROPOSITION DES REQUÉRANTS ET OBJET DE LA DEMANDE :

Les propriétaires souhaitent céder une partie de leur bien-fonds aux propriétaires du bien-fonds voisin au sud, situé au 2745, rue Charters.

On a constaté que la piscine appartenant au 2739, rue Charters est installée partiellement sur le bien-fonds situé au 2745, rue Charters. Les propriétaires du 2745, rue Charters ont déposé une demande d'autorisation connexe (D08-01-23/B-00206) qui sera étudiée simultanément dans le cadre d'un échange mutuel de terrains.

AUTORISATION REQUISE :

Les propriétaires nécessitent l'autorisation du Comité en vue d'un redressement de ligne de lot.

Le terrain morcelé est représenté par la partie 1 sur le plan préliminaire 4R qui accompagne la demande. Il s'agit d'un terrain enclavé d'une profondeur irrégulière et d'une superficie de 29,1 mètres carrés. Ce terrain sera cédé aux propriétaires du bien-fonds au nord dont l'adresse municipale est le 2739, rue Charters.

Le terrain conservé est indiqué sur ledit plan. Il aura une façade de 33,985 mètres, une profondeur irrégulière et une superficie de 1 645,7 mètres carrés. Ce terrain est situé au 2745, rue Charters.

LA DEMANDE indique que la propriété ne fait l'objet d'aucune autre demande en cours en vertu de la *Loi sur l'aménagement du territoire*.

SI VOUS NE PARTICIPEZ PAS à l'audience, celle-ci pourra se dérouler en votre absence et vous ne recevrez pas d'autre avis à ce sujet.

SI VOUS SOUHAITEZ RECEVOIR UN AVIS DE LA DÉCISION prise à l'issue de l'audience et de tout appel ultérieur interjeté devant le Tribunal ontarien de l'aménagement du territoire, veuillez en faire la demande par écrit au Comité.

POUR OBTENIR PLUS DE RENSEIGNEMENTS à ce sujet, communiquez avec le Comité (voir les coordonnées ci-dessous, notamment l'adresse municipale, l'adresse électronique, le site Web et le code QR).

TOUS LES RENSEIGNEMENTS PRÉSENTÉS DEVIENNENT PUBLICS

Conformément à la *Loi sur l'aménagement du territoire*, à la *Loi sur les municipalités* et à la *Loi sur l'accès à l'information municipale et la protection de la vie privée*, les observations écrites adressées au Comité de dérogation sont considérées comme des renseignements publics et peuvent être communiquées à toute personne intéressée. Les renseignements que vous choisissez de divulguer dans votre correspondance, notamment vos renseignements personnels, seront versés au dossier public et communiqués aux membres du Comité, au(x) requérant(s) ou à l'agent, l'agente, ainsi qu'à toute autre personne intéressée.

COMMENT PARTICIPER

Présentez vos observations écrites ou orales avant l'audience : Veuillez faire parvenir vos observations par courriel à cded@ottawa.ca au moins 24 heures avant l'audience afin de vous assurer que les membres des groupes chargés du rendu des décisions les ont bien reçues. Vous pouvez également téléphoner au coordonnateur ou à la coordonnatrice au numéro 613-580-2436 pour demander que vos observations soient transcrites.

Inscrivez-vous au moins 24 heures à l'avance en communiquant avec le coordonnateur ou la coordonnatrice du Comité au numéro 613-580-2436 ou à l'adresse à cded@ottawa.ca. Vous recevrez des détails sur la façon de participer par vidéoconférence. Si vous souhaitez faire une présentation visuelle, le coordonnateur ou la coordonnatrice sera en mesure de vous fournir des détails sur la façon de procéder. Les présentations sont limitées à cinq minutes et toute exception est laissée à la discrétion du président ou de la présidente.

Les audiences sont régies par les *Règles de pratique et de procédure* du Comité de dérogation et sont accessibles en ligne.

COMITÉ DE DÉROGATION

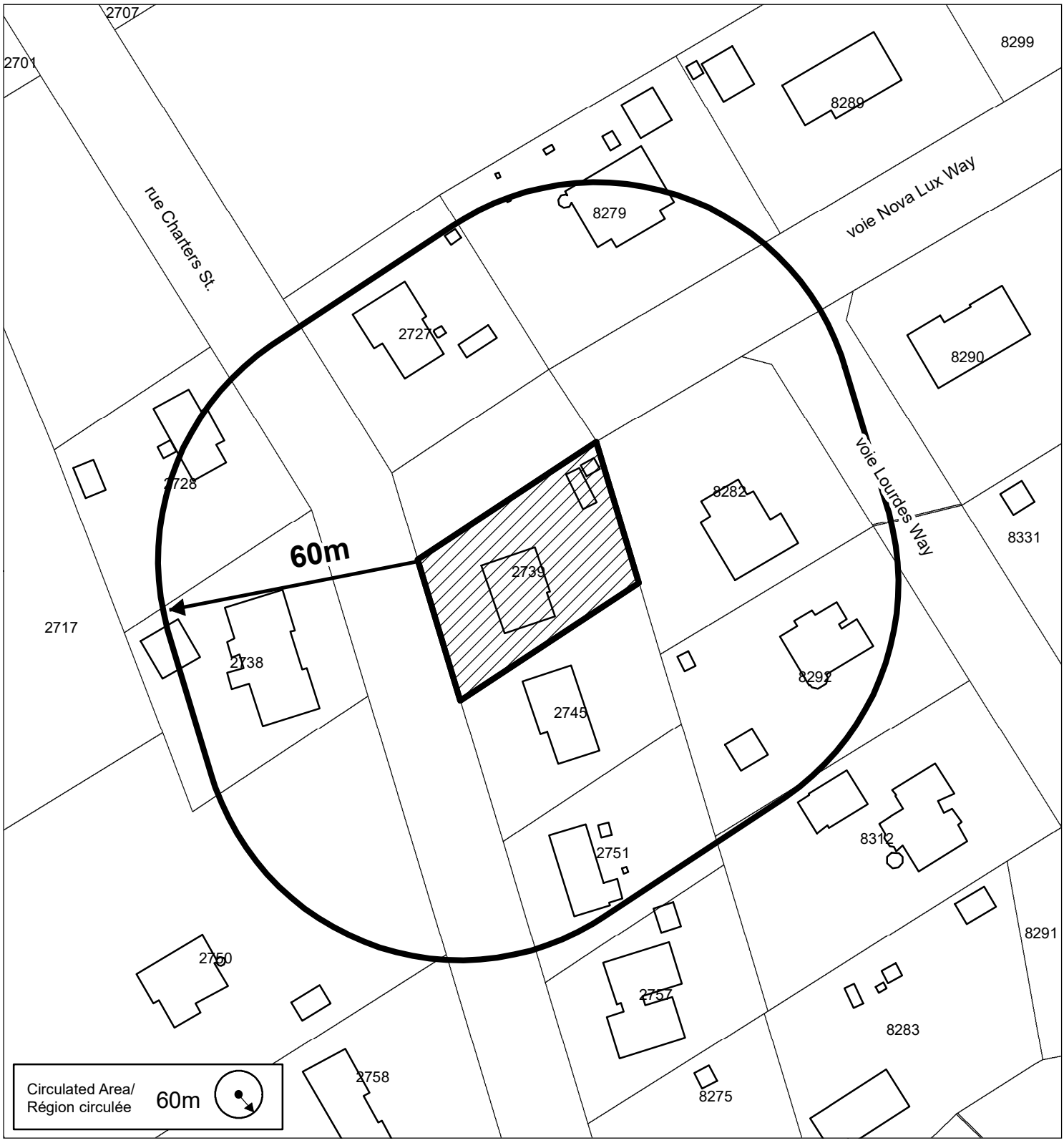
Le Comité de dérogation est le tribunal quasi judiciaire de la Ville d'Ottawa créé en vertu de la *Loi sur l'aménagement du territoire* de l'Ontario. Chaque année, il tient des audiences sur des centaines de demandes en vertu de *la Loi sur l'aménagement du territoire*, conformément à la *Loi sur l'exercice des compétences légales* de l'Ontario, y compris des demandes d'autorisation de morcellement de terrain et de dérogation mineure aux exigences en matière de zonage.

FAIT : 26 avril 2024

This document is also available in English.

Committee of Adjustment
City of Ottawa
101 Centrepointe Drive
Ottawa ON K2G 5K7
Ottawa.ca/CommitteeofAdjustment
cofa@ottawa.ca
613-580-2436

Comité de dérogation
Ville d'Ottawa
101, promenade Centrepointe
Ottawa ON K2G 5K7
Ottawa.ca/Comitedederogation
cded@ottawa.ca
613-580-2436



Committee of Adjustment
Comité de dérogation

CIRCULATION MAP /
PLAN DE CIRCULATION

SUBJECT LAND / TERRE EN QUESTION

2739 rue Charters Street

©Parcel data is owned by Teranet Enterprises Inc. and its suppliers
All rights reserved. May not be produced without permission
THIS IS NOT A PLAN OF SURVEY

©Les données de parcelles appartient à Teranet Entreprises Inc.
et à ses fournisseurs. Tous droits réservés. Ne peut être reproduit
sans autorisation. CECI N'EST PAS UN PLAN D'ARPENTAGE

NOT TO SCALE
NON À L'ÉCHELLE

This document is presented in the language it was provided.
Ce document est présenté dans la langue dans laquelle il a été fourni.

Committee of Adjustment
Received | Reçu le
2023-08-10

City of Ottawa | Ville d'Ottawa
Comité de dérogation

July, 18, 2023

Committee of Adjustment
Ben Franklin Place
101 Centrepointe Drive, 4th Floor
Ottawa, ON

To Whom It May Concern,

Please accept this letter and enclosed consent application for a lot line adjustment at 2379 Charters Street, Metcalfe, ON.

In July 2021 a permit was issued by the city to have a in ground pool installed on our property. As it turns out the right hand corner of the pool is on our neighbours property by 7 feet at 2745 Charters Street. We are asking for a lot line adjustment so the pool can remain in its current location. In consultation with the neighbors, all parties have agreed to the proposed adjustment. We would be giving the same amount of land required in the back to our neighbours in the front.

Thank you for considering our application. We look forward to hearing from you.

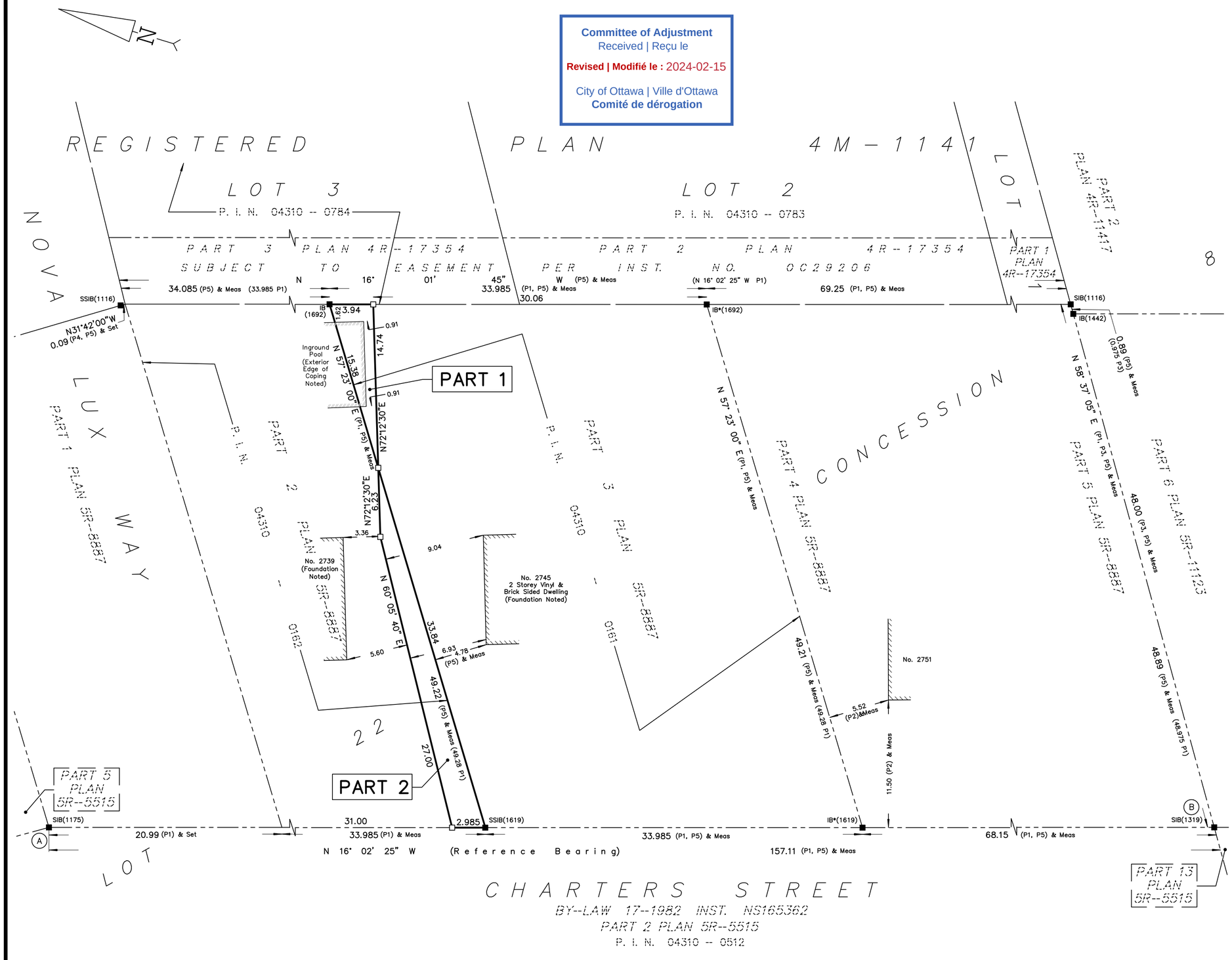
Sincerely,





Julie Davidson

John Davidson



Committee of Adjustment
Received | Reçu le

Revised | Modifié le : 2024-02-15

City of Ottawa | Ville d'Ottawa
Comité de dérogation

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

DATE:_____

_____
DANIEL ROBINSON
ONTARIO LAND SURVEYOR

PLAN 4R-

RECEIVED AND DEPOSITED

DATE: _____

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

SCHEDULE

PART	LOT	CONCESSION	PIN	AREA (Sq.m.)
1	PART OF 22	8	PART OF 04310 - 0161	29.1
2			PART OF 04310 - 0162	66.2

PLAN OF SURVEY OF

PART OF LOT 22
CONCESSION 8
GEOGRAPHIC TOWNSHIP OF OSGOODE
CITY OF OTTAWA

FARLEY, SMITH & DENIS SURVEYING LTD. 2024

Scale 1: 250

0 2.5 5 7.5 10 12.5 15 20 25 metres

Metric Note

Distances and coordinates on this plan are in metres and can be converted to feet by dividing by 0.3048.

Distance Note

Distances shown on this plan are ground distances and can be converted to grid distances by multiplying by the combined scale factor of 0.99998.

Bearing Note

Bearings hereon are astronomic and are referred to the Easterly limit of Charters Street having a bearing of N 16° 02' 25" W as shown on Plan 5R-8887.

For grid bearings a rotation of 0°47'25" clockwise can be applied to the astronomic bearings.

CO-ORDINATES WERE DERIVED FROM CAN-NET REAL TIME NETWORK OBSERVATIONS, MTM ZONE 9, N.A.D. 1983 (ORIGINAL).

POINT ID	NORTHING	EASTING
Ⓐ	5010865.91	385838.01
Ⓑ	5010715.51	385883.51
01919760735	5026903.34	376968.72
01919871649	5007189.87	372435.05

CO-ORDINATES ARE MTM ZONE 9, N.A.D. 1983 (ORIGINAL), TO URBAN ACCURACY PER SEC. 14 (2) OF O.REG. 216/10, AND CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

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 _____, 2024.

_____ Date

_____
Daniel Robinson
Ontario Land Surveyor

This plan of survey relates to AOLS Plan Submission Form Number V-XXXXX

Notes & Legend

Denotes

—□—	"	Survey Monument Planted
—■—	"	Survey Monument Found
SIB	"	Standard Iron Bar
SSIB	"	Short Standard Iron Bar
IB	"	Iron Bar
IBØ	"	Round Iron Bar
(P1)	"	Plan 5R-8887
(P2)	"	Plan by (1319) Dated October 14, 1986 (File No. 5-1179)
(P3)	"	Plan 5R-11123
(P4)	"	Registered Plan 4M-1141
(P5)	"	Plan by (1692) dated September 7, 2021 (File No. 468-21)

FARLEY, SMITH & DENIS SURVEYING LTD.

ONTARIO LAND SURVEYORS
CANADA LAND SURVEYORS

Unit 275, 30 COLONNADE ROAD, OTTAWA, ONTARIO K2E 7J6
TEL. (613) 727-8226 E-mail: fsdsurveys@bellnet.ca

FILE No. : 82-23

J:\2023\82-23_2739 Charters St_Rplan\Drafting\82-23_2745 Charters St_Lt22 Con8 Osgoode_R_D3.dwg

R-PLAN 10X7.5

Committee of Adjustment
Received | Reçu le

2024-05-08

City of Ottawa | Ville d'Ottawa
Comité de dérogation

This document is presented in the language it was provided.
Ce document est présenté dans la langue dans laquelle il a été fourni.

CONSENT APPLICATION
COMMENTS TO THE COMMITTEE OF ADJUSTMENT
PANEL 3
PLANNING, REAL ESTATE AND ECONOMIC DEVELOPMENT DEPARTMENT

Site Address:	2739 Charters Street
Legal Description:	Part of Lot 22, Concession 8, Geographic Township of Osgoode
File No.:	D08-01-23/B-00206
Report Date:	May 08, 2024
Hearing Date:	May 14, 2024
Planner:	Luke Teeft
Official Plan Designation:	Rural Transect; Village, Village Residential
Zoning:	V1I

DEPARTMENT COMMENTS

The Planning, Development and Building Services Department **has no concerns with** the applications.

DISCUSSION AND RATIONALE

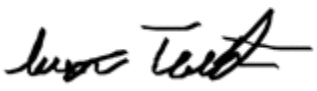
Section 53 (12) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended, permits the criteria for the subdivision of land listed in Section 51 (24) to be considered when determining whether provisional consent may be granted by a committee of adjustment. With respect to the criteria listed in Section 51 (24), staff have no concerns with the proposed consent.

CONDITIONS

If approved, the Planning, Real Estate and Economic Development Department requests that the Committee of Adjustment impose the following condition on the applications:

1. That the Owner(s) shall provide evidence that a grading and drainage plan, prepared by a qualified Civil Engineer licensed in the Province of Ontario, an Ontario Land Surveyor or a Certified Engineering Technologist, has been submitted to the satisfaction of Select Manager of the Select Branch within Planning, Development and Building Services Department, or his/her designate to be confirmed in writing from the Department to the Committee. The grading and drainage plan shall delineate existing and proposed grades for both the severed and retained properties, to the satisfaction of Select Manager of the Select Branch

within Planning, Development and Building Services Department, or his/her designate.



Luke Teeft
Planner I, Development Review, All Wards

Planning, Development and Building Services Department



Erin O'Connell
Planner III, Development Review, All Wards
Planning, Development and Building Services Department

Committee of Adjustment **Comité de dérogation**

NOTICE OF HEARING

Pursuant to the Ontario *Planning Act*

Consent Application

Panel 3
Tuesday, May 14th, 2024
9 a.m.

Ben Franklin Place, Main Floor Chamber, 101 Centrepointe Drive
and by videoconference

Owners of neighbouring properties within 60 metres of the property address below are receiving this notice in case they want to comment on the application(s) and/or participate at the hearing.

The hearing can also be viewed on the Committee of Adjustment YouTube page.

Simultaneous interpretation in both official languages, accessible formats and communication supports are available for any specific agenda item by contacting the Committee of Adjustment at least 72 hours before the hearing.

File Nos.:	D08-01-23/B-00206
Application:	Consent under section 53 of the *Planning Act*
Owners/Applicants:	Alyssa Lacasse & Jeff Smye
Property Address:	2745 Charters Street
Ward:	20 – Osgoode
Legal Description:	Part of Lot 22, Concession 8, Geographic Township of Osgoode.
Zoning:	V1L
Zoning By-law:	2008-250

APPLICANTS' PROPOSAL / PURPOSE OF THE APPLICATION:

The Owners want to convey a portion of their property to the abutting property owners to the north, known municipally as 2739 Charters Street.

It was discovered that the pool belonging to 2739 Charter Street is partially located on the property known as 2745 Charter Street. The Owners of 2739 Charters Street have filed a related consent application (D08-01-23/B-00207) to be heard concurrently as part of a mutual land exchange.

CONSENT IS REQUIRED FOR THE FOLLOWING:

The Owner requires the Committee's consent for a lot line adjustment.

The severed land is shown as Part 1 on the 4R draft plan filed with the application and is landlocked with an irregular depth, and a lot area of 29.1 square metres. This land will be conveyed to the property owners to the north known municipally as 2739 Charters Street.

The retained land is shown on said plan and will have a frontage of 33.985 metres, an irregular depth, and a lot area of 1645.7 square metres This land is known municipally as 2745 Charters Street.

THE APPLICATION indicates that the property is now the subject of any other current application under the *Planning Act*.

IF YOU DO NOT PARTICIPATE in the hearing, it may proceed in your absence, and you will not receive any further notice of the proceedings.

IF YOU WANT TO BE NOTIFIED OF THE DECISION following the hearing, and of any subsequent appeal to the Ontario Land Tribunal, submit a written request to the Committee.

FOR MORE INFORMATION about this matter, contact the Committee of Adjustment at the address, email address, website or QR code below.

ALL SUBMITTED INFORMATION BECOMES PUBLIC

In accordance with the *Planning Act*, the *Municipal Act* and the *Municipal Freedom of Information and Privacy Act*, a written submission to the Committee of Adjustment is considered public information and can be shared with any interested individual. Information you choose to disclose in your correspondence, including your personal information, will become part of the public record, and shared with Committee Members, the Applicant(s) or their agent, and any other interested individual.

HOW TO PARTICIPATE

Submit written or oral comments before the hearing: Email your comments to cofa@ottawa.ca at least 24 hours before the hearing to ensure they are received by the panel adjudicators. You may also call the Coordinator at 613-580-2436 to have your comments transcribed.

Register to Speak at the hearing at least 24 hours before by contacting the Committee Coordinator at 613-580-2436 or at cofa@ottawa.ca. You will receive details on how to participate by videoconference. If you want to share a visual presentation, the Coordinator can provide details on how to do so. Presentations are limited to five minutes, and any exceptions are at the discretion of the Chair.

Hearings are governed by the Committee of Adjustment's *Rules of Practice and Procedure* accessible online.

COMMITTEE OF ADJUSTMENT

The Committee of Adjustment is the City of Ottawa's quasi-judicial tribunal created under the Ontario *Planning Act*. Each year, it holds hearings on hundreds of applications under the *Planning Act* in accordance with the Ontario *Statutory Powers Procedure Act*, including consents to sever land and minor variances from the zoning requirements.

DATED: April 26, 2024

Ce document est également offert en français.

Committee of Adjustment
City of Ottawa
101 Centrepointe Drive
Ottawa ON K2G 5K7
Ottawa.ca/CommitteeofAdjustment
cofa@ottawa.ca
613-580-2436

Comité de dérogation
Ville d'Ottawa
101, promenade Centrepointe
Ottawa ON K2G 5K7
Ottawa.ca/Comitedederogation
cded@ottawa.ca
613-580-2436

Committee of Adjustment **Comité de dérogation**

AVIS D'AUDIENCE

Conformément à la *Loi sur l'aménagement du territoire* de l'Ontario

Demande d'autorisation

Groupe 3
Mardi 14 mai 2024
9 h

Place-Ben-Franklin, salle Chamber, 101, promenade Centrepointe
et par vidéoconférence

Les propriétaires des biens-fonds situés dans un rayon de 60 mètres de l'adresse ci-dessous reçoivent le présent avis afin de formuler des observations sur la ou les demandes et de participer à l'audience s'ils le souhaitent.

L'audience peut aussi être visionnée sur la page YouTube du Comité de dérogation.

Les participants peuvent bénéficier de l'interprétation simultanée dans les deux langues officielles, de formats accessibles et d'aides à la communication pour toute question de l'ordre du jour en s'adressant au Comité de dérogation au moins 72 heures à l'avance.

Dossier :	D08-01-23/B-00206
Demande :	Autorisation en vertu de l'article 53 de la *Loi sur l'aménagement du territoire*
Propriétaires/requérants :	Alyssa Lacasse et Jeff Smye
Adresse municipale :	2745, rue Charters
Quartier :	20 – Osgoode
Description officielle :	Partie du lot 22, concession 8, canton géographique d'Osgoode
Zonage :	V1L
Règlement de zonage :	nº 2008-250

PROPOSITION DES REQUÉRANTS ET OBJET DE LA DEMANDE :

Les propriétaires souhaitent céder une partie de leur bien-fonds aux propriétaires du bien-fonds voisin au nord, situé au 2739, rue Charters.

On a constaté que la piscine appartenant au 2739, rue Charters est installée partiellement sur le bien-fonds situé au 2745, rue Charters. Les propriétaires du 2739, rue Charters ont déposé une demande d'autorisation connexe (D08-01-23/B-00207) qui sera étudiée simultanément dans le cadre d'un échange mutuel de terrains.

AUTORISATION REQUISE :

Les propriétaires nécessitent l'autorisation du Comité en vue d'un redressement de ligne de lot.

Le terrain morcelé est représenté par la partie 2 sur le plan préliminaire 4R qui accompagne la demande. Il a une façade de 2,985 mètres, une profondeur irrégulière et une superficie de 66,2 mètres carrés. Ce terrain sera cédé aux propriétaires du bien-fonds au sud dont l'adresse municipale est le 2745, rue Charters.

Le terrain conservé est indiqué sur ledit plan. Il aura une façade de 31 mètres, une profondeur irrégulière et une superficie de 1 605 mètres carrés. Ce terrain est situé au 2739, rue Charters et comprend la maison isolée existante.

LA DEMANDE indique que la propriété ne fait l'objet d'aucune autre demande en cours en vertu de la *Loi sur l'aménagement du territoire*.

SI VOUS NE PARTICIPEZ PAS à l'audience, celle-ci pourra se dérouler en votre absence et vous ne recevrez pas d'autre avis à ce sujet.

SI VOUS SOUHAITEZ RECEVOIR UN AVIS DE LA DÉCISION prise à l'issue de l'audience et de tout appel ultérieur interjeté devant le Tribunal ontarien de l'aménagement du territoire, veuillez en faire la demande par écrit au Comité.

POUR OBTENIR PLUS DE RENSEIGNEMENTS à ce sujet, communiquez avec le Comité (voir les coordonnées ci-dessous, notamment l'adresse municipale, l'adresse électronique, le site Web et le code QR).

TOUS LES RENSEIGNEMENTS PRÉSENTÉS DEVIENNENT PUBLICS

Conformément à la *Loi sur l'aménagement du territoire*, à la *Loi sur les municipalités* et à la *Loi sur l'accès à l'information municipale et la protection de la vie privée*, les observations écrites adressées au Comité de dérogation sont considérées comme des renseignements publics et peuvent être communiquées à toute personne intéressée. Les renseignements que vous choisissez de divulguer dans votre correspondance, notamment vos renseignements personnels, seront versés au dossier public et communiqués aux membres du Comité, au(x) requérant(s) ou à l'agent, l'agente, ainsi qu'à toute autre personne intéressée.

COMMENT PARTICIPER

Présentez vos observations écrites ou orales avant l'audience : Veuillez faire parvenir vos observations par courriel à cded@ottawa.ca au moins 24 heures avant l'audience afin de vous assurer que les membres des groupes chargés du rendu des décisions les ont bien reçues. Vous pouvez également téléphoner au coordonnateur ou à la coordonnatrice au numéro 613-580-2436 pour demander que vos observations soient transcrites.

Inscrivez-vous au moins 24 heures à l'avance en communiquant avec le coordonnateur ou la coordonnatrice du Comité au numéro 613-580-2436 ou à l'adresse à cded@ottawa.ca. Vous recevrez des détails sur la façon de participer par vidéoconférence. Si vous souhaitez faire une présentation visuelle, le coordonnateur ou la coordonnatrice sera en mesure de vous fournir des

détails sur la façon de procéder. Les présentations sont limitées à cinq minutes et toute exception est laissée à la discrétion du président ou de la présidente.

Les audiences sont régies par les *Règles de pratique et de procédure* du Comité de dérogation et sont accessibles en ligne.

COMITÉ DE DÉROGATION

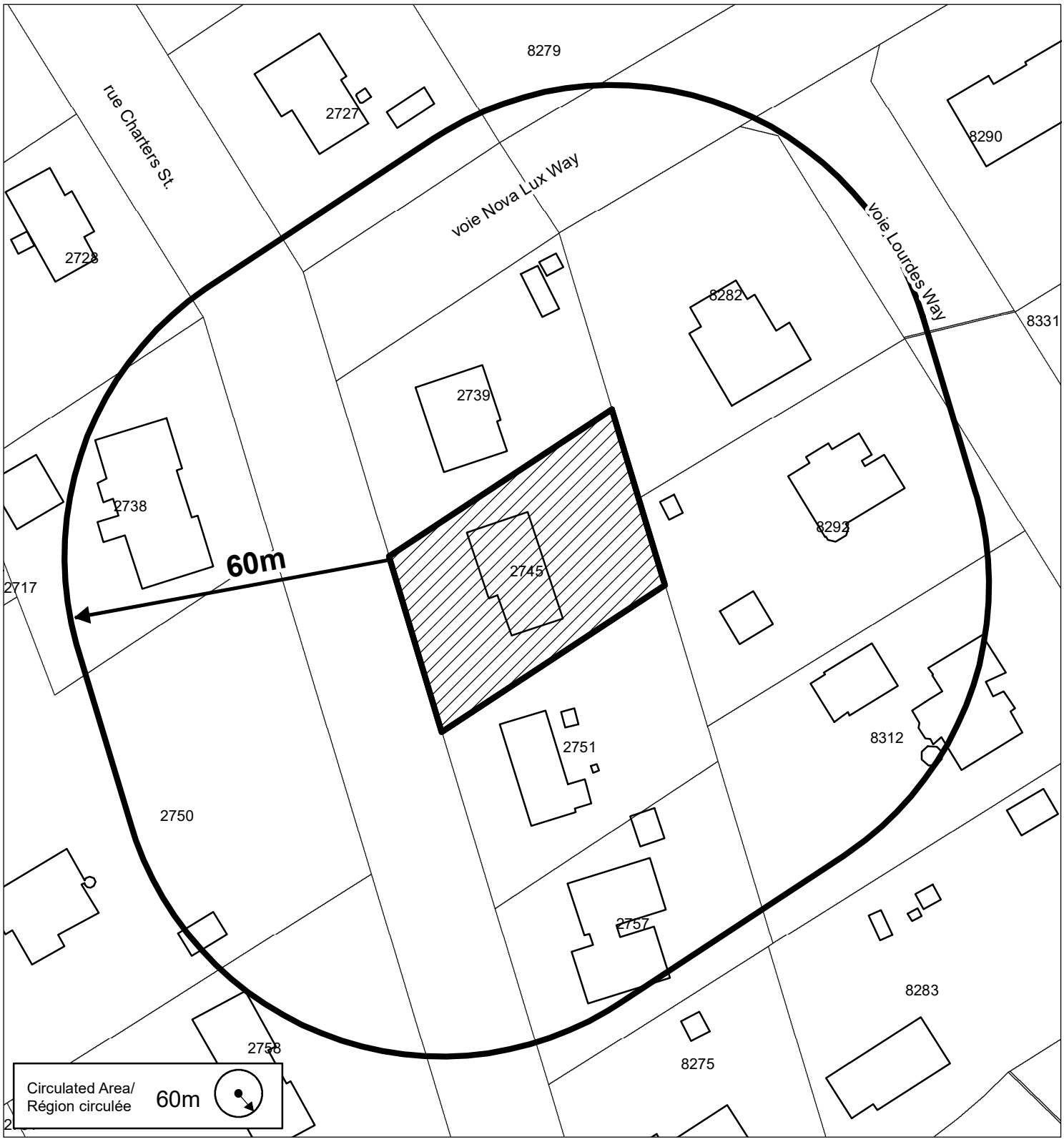
Le Comité de dérogation est le tribunal quasi judiciaire de la Ville d'Ottawa créé en vertu de la *Loi sur l'aménagement du territoire* de l'Ontario. Chaque année, il tient des audiences sur des centaines de demandes en vertu de *la Loi sur l'aménagement du territoire*, conformément à la *Loi sur l'exercice des compétences légales* de l'Ontario, y compris des demandes d'autorisation de morcellement de terrain et de dérogation mineure aux exigences en matière de zonage.

FAIT : 26 avril 2024

This document is also available in English.

Committee of Adjustment
City of Ottawa
101 Centrepointe Drive
Ottawa ON K2G 5K7
Ottawa.ca/CommitteeofAdjustment
cofa@ottawa.ca
613-580-2436

Comité de dérogation
Ville d'Ottawa
101, promenade Centrepointe
Ottawa ON K2G 5K7
Ottawa.ca/Comitedederogation
cded@ottawa.ca
613-580-2436



Committee of Adjustment
Comité de dérogation

CIRCULATION MAP /
PLAN DE CIRCULATION

©Parcel data is owned by Teranet Enterprises Inc. and its suppliers
All rights reserved. May not be produced without permission
THIS IS NOT A PLAN OF SURVEY

©Les données de parcelles appartient à Teranet Entreprises Inc.
et à ses fournisseurs. Tous droits réservés. Ne peut être reproduit
sans autorisation. CECI N'EST PAS UN PLAN D'ARPENTAGE

SUBJECT LAND / TERRE EN QUESTION

2745 rue Charters Street

NOT TO SCALE
NON À L'ÉCHELLE

This document is presented in the language it was provided.
Ce document est présenté dans la langue dans laquelle il a été fourni.

August 08, 2023

Committee of Adjustment
Received | Reçu le
2023-08-10
City of Ottawa | Ville d'Ottawa
Comité de dérogation

Committee of Adjustment
Ben Franklin Place
101 Centrepointe Drive, 4th Floor
Ottawa, ON

To Whom It May Concern,

Please accept this letter and enclosed consent application for a lot line adjustment at 2745 Charters Street, Metcalfe, ON.

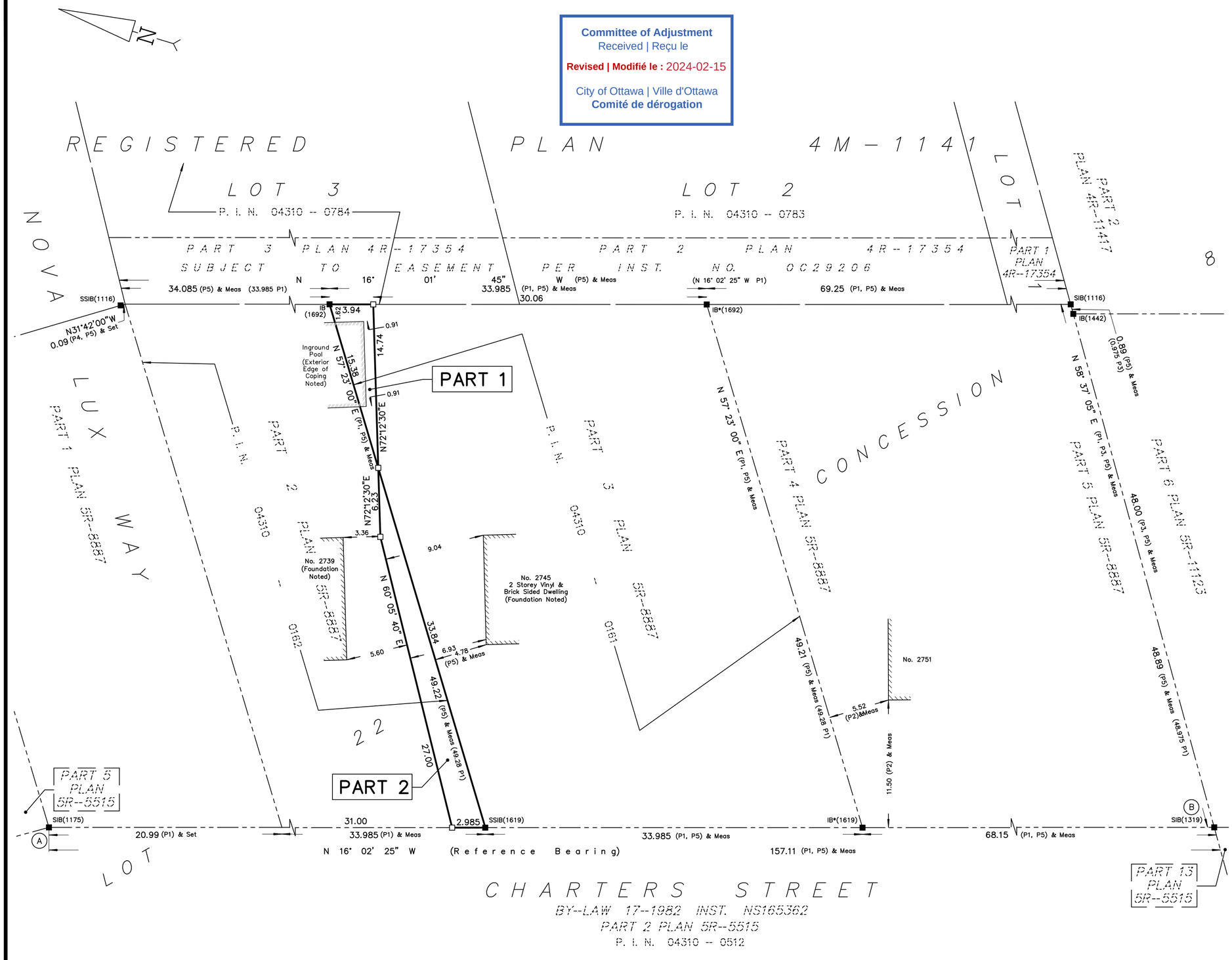
We are asking for a lot line adjustment so that our neighbours pool at 2739 Charters Street can remain in its current location. All parties have agreed to the proposed adjustment.

Thank you for considering our application.

Sincerely,

Alyssa Lacasse

Jeff Smye



Committee of Adjustment
Received | Reçu le

Revised | Modifié le : 2024-02-15

City of Ottawa | Ville d'Ottawa
Comité de dérogation

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

DATE:_____

_____
DANIEL ROBINSON
ONTARIO LAND SURVEYOR

PLAN 4R-

RECEIVED AND DEPOSITED

DATE: _____

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

SCHEDULE

PART	LOT	CONCESSION	PIN	AREA (Sq.m.)
1	PART OF 22	8	PART OF 04310 - 0161	29.1
2			PART OF 04310 - 0162	66.2

PLAN OF SURVEY OF

PART OF LOT 22
CONCESSION 8
GEOGRAPHIC TOWNSHIP OF OSGOODE
CITY OF OTTAWA

FARLEY, SMITH & DENIS SURVEYING LTD. 2024

Scale 1: 250

0 2.5 5 7.5 10 12.5 15 20 25 metres

Metric Note

Distances and coordinates on this plan are in metres and can be converted to feet by dividing by 0.3048.

Distance Note

Distances shown on this plan are ground distances and can be converted to grid distances by multiplying by the combined scale factor of 0.99998.

Bearing Note

Bearings hereon are astronomic and are referred to the Easterly limit of Charters Street having a bearing of N 16° 02' 25" W as shown on Plan 5R-8887.

For grid bearings a rotation of 0°47'25" clockwise can be applied to the astronomic bearings.

CO-ORDINATES WERE DERIVED FROM CAN-NET REAL TIME NETWORK OBSERVATIONS, MTM ZONE 9, N.A.D. 1983 (ORIGINAL).

POINT ID	NORTHING	EASTING
Ⓐ	5010865.91	385838.01
Ⓑ	5010715.51	385883.51
01919760735	5026903.34	376968.72
01919871649	5007189.87	372435.05

CO-ORDINATES ARE MTM ZONE 9, N.A.D. 1983 (ORIGINAL), TO URBAN ACCURACY PER SEC. 14 (2) OF O.REG. 216/10, AND CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

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 _____, 2024.

_____ Date

_____
Daniel Robinson
Ontario Land Surveyor

This plan of survey relates to AOLS Plan Submission Form Number V-XXXXX

Notes & Legend

Denotes

—□—	"	Survey Monument Planted
—■—	"	Survey Monument Found
SIB	"	Standard Iron Bar
SSIB	"	Short Standard Iron Bar
IB	"	Iron Bar
IBØ	"	Round Iron Bar
(P1)	"	Plan 5R-8887
(P2)	"	Plan by (1319) Dated October 14, 1986 (File No. 5-1179)
(P3)	"	Plan 5R-11123
(P4)	"	Registered Plan 4M-1141
(P5)	"	Plan by (1692) dated September 7, 2021 (File No. 468-21)

FARLEY, SMITH & DENIS SURVEYING LTD.

ONTARIO LAND SURVEYORS
CANADA LAND SURVEYORS

Unit 275, 30 COLONNADE ROAD, OTTAWA, ONTARIO K2E 7J6
TEL. (613) 727-8226 E-mail: fsdsurveys@bellnet.ca

FILE No. : 82-23

J:\2023\82-23_2739 Charters St_Rplan\Drafting\82-23_2745 Charters St_Lt22 Con8 Osgoode_R_D3.dwg

R-PLAN 10X7.5

Committee of Adjustment
Received | Reçu le

2024-05-09

City of Ottawa | Ville d'Ottawa
Comité de dérogation

This document is presented in the language it was provided.
Ce document est présenté dans la langue dans laquelle il a été fourni.

CONSENT APPLICATION
COMMENTS TO THE COMMITTEE OF ADJUSTMENT
PANEL 3
PLANNING, REAL ESTATE AND ECONOMIC DEVELOPMENT DEPARTMENT

Site Address:	2745 Charters Street
Legal Description:	Part of Lot 22, Concession 8, Geographic Township of Osgoode
File No.:	D08-01-23/B-00206
Report Date:	May 08, 2024
Hearing Date:	May 14, 2024
Planner:	Luke Teeft
Official Plan Designation:	Rural Transect; Village, Village Residential
Zoning:	V1I

DEPARTMENT COMMENTS

The Planning, Development and Building Services Department **has no concerns with** the applications.

DISCUSSION AND RATIONALE

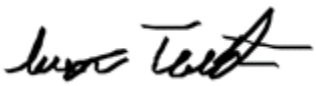
Section 53 (12) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended, permits the criteria for the subdivision of land listed in Section 51 (24) to be considered when determining whether provisional consent may be granted by a committee of adjustment. With respect to the criteria listed in Section 51 (24), staff have no concerns with the proposed consent.

CONDITIONS

If approved, the Planning, Real Estate and Economic Development Department requests that the Committee of Adjustment impose the following condition on the applications:

1. That the Owner(s) shall provide evidence that a grading and drainage plan, prepared by a qualified Civil Engineer licensed in the Province of Ontario, an Ontario Land Surveyor or a Certified Engineering Technologist, has been submitted to the satisfaction of Select Manager of the Select Branch within Planning, Development and Building Services Department, or his/her designate to be confirmed in writing from the Department to the Committee. The grading and drainage plan shall delineate existing and proposed grades for both the severed and retained properties, to the satisfaction of Select Manager of the Select Branch

within Planning, Development and Building Services Department, or his/her designate.





Luke Teeft
Planner I, Development Review, All Wards

Planning, Development and Building Services Department

Erin O'Connell
Planner III, Development Review, All Wards
Planning, Development and Building Services Department

NOTICE OF HEARING

Pursuant to the Ontario *Planning Act*

Consent Application

Panel 3

Tuesday, May 14, 2024
9 a.m.

Ben Franklin Place, Main Floor Chamber, 101 Centrepointe Drive
and by videoconference

Owners of neighbouring properties within 60 metres of the property address below are receiving this notice in case they want to comment on the application(s) and/or participate at the hearing.

The hearing can also be viewed on the Committee of Adjustment YouTube page.

Simultaneous interpretation in both official languages, accessible formats and communication supports are available for any specific agenda item by contacting the Committee of Adjustment at least 72 hours before the hearing.

File Nos.:	D08-01-24/B-00067 & D08-01-24/B-00068
Application:	Consent under section 53 of the *Planning Act*
Owner/Applicant:	4056671 Canada Inc.
Property Address:	6930 Fallowfield Road
Ward:	21 – Rideau-Jock
Legal Description:	Part of Lot 17, Concession 7, Geographic Township of Goulbourn
Zoning:	RU
Zoning By-law:	2008-250

APPLICANT'S PROPOSAL / PURPOSE OF THE APPLICATION:

The Owner wants to subdivide their property into three separate parcels of land to create two new lots for future residential development.

CONSENT IS REQUIRED FOR THE FOLLOWING:

The Owner requires the Committee's consent to sever the land. The property is shown as Part 1 and Part 2 on a Sketch filed with the application and the separate parcels will be as follows:

Table 1 Proposed Parcels

File No.	Frontage	Depth	Area	Part No.	Municipal Address
B-00067	64.5 m	676.08 m	4.43 ha	1	7020 Fallowfield Road
B-00068	60 m	676.08 m	3.84 ha	2	6980 Fallowfield Road

The retained land shown on said sketch will have a frontage of 482.29 metres, an irregular depth of 676.08 metres and a lot area of 32.51 ha. This parcel contains an existing family dwelling, garage and shed and will be know municipally as 6930 Fallowfield Road.

The Application indicates the property is not subject to any other current applications under the *Planning Act.*

IF YOU DO NOT PARTICIPATE in the hearing, it may proceed in your absence, and you will not receive any further notice of the proceedings.

IF YOU WANT TO BE NOTIFIED OF THE DECISION following the hearing, and of any subsequent appeal to the Ontario Land Tribunal, submit a written request to the Committee.

FOR MORE INFORMATION about this matter, contact the Committee of Adjustment at the address, email address, website or QR code below.

ALL SUBMITTED INFORMATION BECOMES PUBLIC

In accordance with the *Planning Act*, the *Municipal Act* and the *Municipal Freedom of Information and Privacy Act*, a written submission to the Committee of Adjustment is considered public information and can be shared with any interested individual. Information you choose to disclose in your correspondence, including your personal information, will become part of the public record, and shared with Committee Members, the Applicant(s) or their agent, and any other interested individual.

HOW TO PARTICIPATE

Submit written or oral comments before the hearing: Email your comments to cofa@ottawa.ca at least 24 hours before the hearing to ensure they are received by the panel adjudicators. You may also call the Coordinator at 613-580-2436 to have your comments transcribed.

Register to Speak at the hearing at least 24 hours before by contacting the Committee Coordinator at 613-580-2436 or at cofa@ottawa.ca. You will receive details on how to participate by videoconference. If you want to share a visual presentation, the Coordinator can provide details on how to do so. Presentations are limited to five minutes, and any exceptions are at the discretion of the Chair.

Hearings are governed by the Committee of Adjustment's *Rules of Practice and Procedure* accessible online.

COMMITTEE OF ADJUSTMENT

The Committee of Adjustment is the City of Ottawa's quasi-judicial tribunal created under the Ontario *Planning Act*. Each year, it holds hearings on hundreds of applications under the *Planning Act* in accordance with the Ontario *Statutory Powers Procedure Act*, including consents to sever land and minor variances from the zoning requirements.

DATED: April 26, 2024

Ce document est également offert en français.

Committee of Adjustment
City of Ottawa
101 Centrepointe Drive
Ottawa ON K2G 5K7
Ottawa.ca/CommitteeofAdjustment
cofa@ottawa.ca
613-580-2436

Comité de dérogation
Ville d'Ottawa
101, promenade Centrepointe
Ottawa ON K2G 5K7
Ottawa.ca/Comitedederogation
cded@ottawa.ca
613-580-2436

Committee of Adjustment **Comité de dérogation**

AVIS D'AUDIENCE

Conformément à la *Loi sur l'aménagement du territoire* de l'Ontario

Demandes d'autorisation

Groupe 3
Mardi 14 mai 2024
9 h

Place-Ben-Franklin, salle Chamber, 101, promenade Centrepointe
et par vidéoconférence

Les propriétaires des biens-fonds situés dans un rayon de 60 mètres de l'adresse ci-dessous reçoivent le présent avis afin de formuler des observations sur la ou les demandes et de participer à l'audience s'ils le souhaitent.

L'audience peut aussi être visionnée sur la page YouTube du Comité de dérogation.

Les participants peuvent bénéficier de l'interprétation simultanée dans les deux langues officielles, de formats accessibles et d'aides à la communication pour toute question de l'ordre du jour en s'adressant au Comité de dérogation au moins 72 heures à l'avance.

Dossiers :	D08-01-24/B-00067 et D08-01-24/B-00068
Demandes :	Autorisation en vertu de l'article 53 de la *Loi sur l'aménagement du territoire*
Propriétaire/requérante :	4056671 Canada Inc.
Adresse municipale :	6930, chemin Fallowfield
Quartier :	21 – Rideau-Jock
Description officielle :	Partie du lot 17, concession 7, canton géographique de Goulbourn
Zonage :	RU
Règlement de zonage :	nº 2008-250

PROPOSITION DE LA REQUÉRANTE ET OBJET DE LA DEMANDE :

La propriétaire souhaite lotir le bien-fonds en trois parcelles distinctes afin de créer deux nouveaux lots destinés à l'aménagement résidentiel.

AUTORISATION REQUISE :

La propriétaire nécessite l'autorisation du Comité en vue de morceler le bien-fonds.

La propriété est représentée par la partie 1 et la partie 2 sur un croquis qui accompagne les demandes. Les parcelles séparées sont décrites ci-après :

Tableau 1 Parcelles proposées

Dossier	Façade	Profondeur	Superficie	Partie	Adresse municipale
B-00067	64,5 m	676,08 m	4,43 ha	1	7020, chemin Fallowfield
B-00068	60 m	676,08 m	3,84 ha	2	6980, chemin Fallowfield

Le terrain conservé indiqué sur ledit croquis aura une façade de 482,29 mètres, une profondeur irrégulière de 676,08 mètres et une superficie de 32,51 ha. Une habitation familiale, un garage et une remise occupent actuellement cette parcelle dont l'adresse municipale sera le 6930, chemin Fallowfield.

LES DEMANDES indiquent que la propriété ne fait l'objet d'aucune autre demande en cours en vertu de la *Loi sur l'aménagement du territoire*.

SI VOUS NE PARTICIPEZ PAS à l'audience, celle-ci pourra se dérouler en votre absence et vous ne recevrez pas d'autre avis à ce sujet.

SI VOUS SOUHAITEZ RECEVOIR UN AVIS DE LA DÉCISION prise à l'issue de l'audience et de tout appel ultérieur interjeté devant le Tribunal ontarien de l'aménagement du territoire, veuillez en faire la demande par écrit au Comité.

POUR OBTENIR PLUS DE RENSEIGNEMENTS à ce sujet, communiquez avec le Comité (voir les coordonnées ci-dessous, notamment l'adresse municipale, l'adresse électronique, le site Web et le code QR).

TOUS LES RENSEIGNEMENTS PRÉSENTÉS DEVIENNENT PUBLICS

Conformément à la *Loi sur l'aménagement du territoire*, à la *Loi sur les municipalités* et à la *Loi sur l'accès à l'information municipale et la protection de la vie privée*, les observations écrites adressées au Comité de dérogation sont considérées comme des renseignements publics et peuvent être communiquées à toute personne intéressée. Les renseignements que vous choisissez de divulguer dans votre correspondance, notamment vos renseignements personnels, seront versés au dossier public et communiqués aux membres du Comité, au(x) requérant(s) ou à l'agent, l'agente, ainsi qu'à toute autre personne intéressée.

COMMENT PARTICIPER

Présentez vos observations écrites ou orales avant l'audience : Veuillez faire parvenir vos observations par courriel à cded@ottawa.ca au moins 24 heures avant l'audience afin de vous assurer que les membres des groupes chargés du rendu des décisions les ont bien reçues. Vous

pouvez également téléphoner au coordonnateur ou à la coordonnatrice au numéro 613-580-2436 pour demander que vos observations soient transcrites.

Inscrivez-vous au moins 24 heures à l'avance en communiquant avec le coordonnateur ou la coordonnatrice du Comité au numéro 613-580-2436 ou à l'adresse à cded@ottawa.ca. Vous recevrez des détails sur la façon de participer par vidéoconférence. Si vous souhaitez faire une présentation visuelle, le coordonnateur ou la coordonnatrice sera en mesure de vous fournir des détails sur la façon de procéder. Les présentations sont limitées à cinq minutes et toute exception est laissée à la discrétion du président ou de la présidente.

Les audiences sont régies par les *Règles de pratique et de procédure* du Comité de dérogation et sont accessibles en ligne.

COMITÉ DE DÉROGATION

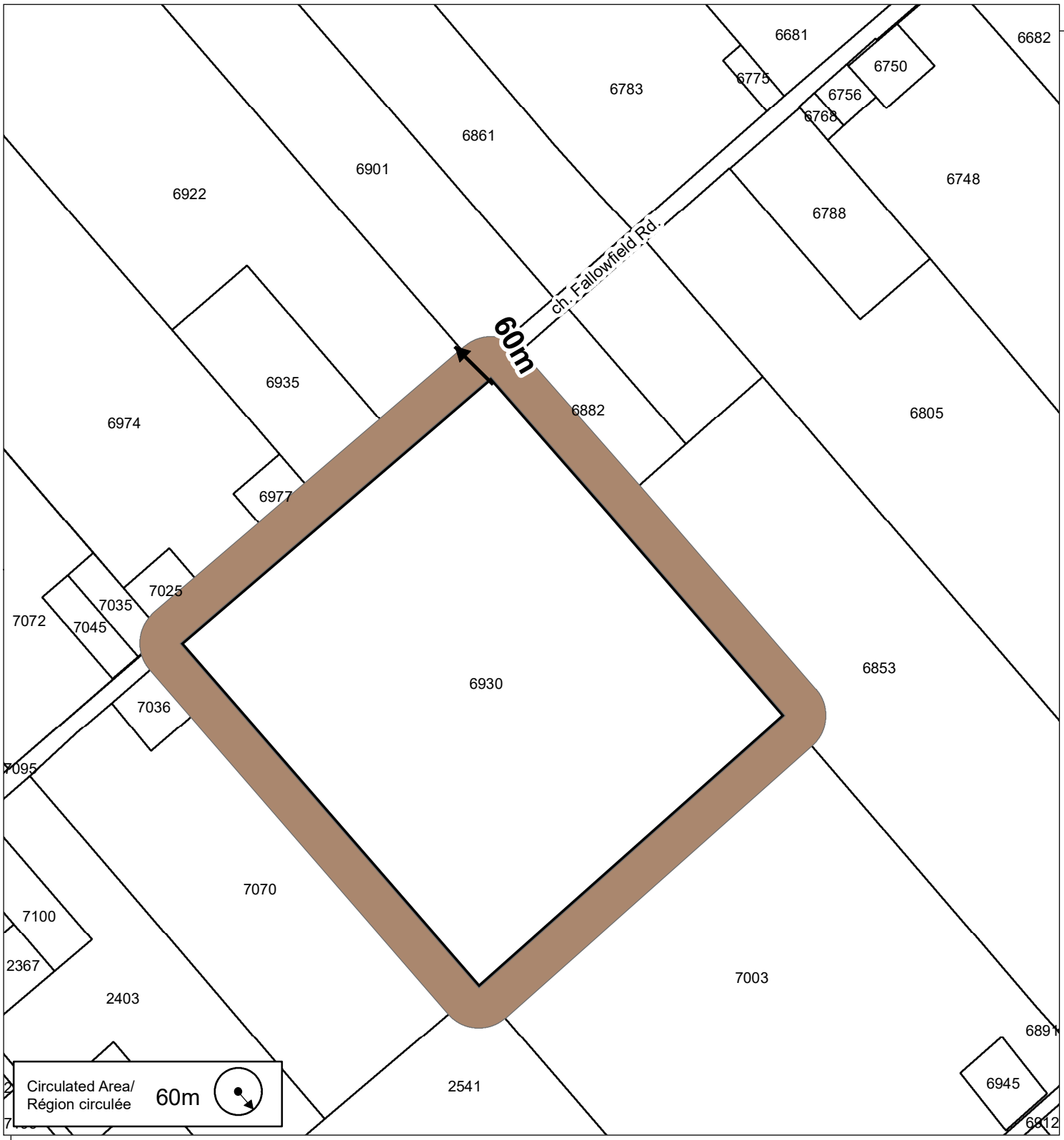
Le Comité de dérogation est le tribunal quasi judiciaire de la Ville d'Ottawa créé en vertu de la *Loi sur l'aménagement du territoire* de l'Ontario. Chaque année, il tient des audiences sur des centaines de demandes en vertu de *la Loi sur l'aménagement du territoire*, conformément à la *Loi sur l'exercice des compétences légales* de l'Ontario, y compris des demandes d'autorisation de morcellement de terrain et de dérogation mineure aux exigences en matière de zonage.

FAIT : 26 avril 2024

This document is also available in English.

Committee of Adjustment
City of Ottawa
101 Centrepointe Drive
Ottawa ON K2G 5K7
Ottawa.ca/CommitteeofAdjustment
cofa@ottawa.ca
613-580-2436

Comité de dérogation
Ville d'Ottawa
101, promenade Centrepointe
Ottawa ON K2G 5K7
Ottawa.ca/Comitedederogation
cded@ottawa.ca
613-580-2436



Ottawa **Committee of Adjustment**
Comité de dérogation

CIRCULATION MAP /
PLAN DE CIRCULATION

©Parcel data is owned by Teranet Enterprises Inc. and its suppliers
All rights reserved. May not be produced without permission
THIS IS NOT A PLAN OF SURVEY

©Les données de parcelles appartient à Teranet Entreprises Inc.
et à ses fournisseurs. Tous droits réservés. Ne peut être reproduit
sans autorisation. CECI N'EST PAS UN PLAN D'ARPENTAGE

SUBJECT LAND / TERRAIN EN QUESTION

6930 ch Fallowfield Rd.

NOT TO SCALE
NON À L'ÉCHELLE

Rortar Land Development Consultants
47 Moore St. Richmond, ON
K0A 2Z0
Tel. (613) 323-2146
email: rortar9@gmail.com

April 10, 2024

Committee of Adjustment
Received | Reçu le
2024-04-11
City of Ottawa | Ville d'Ottawa
Comité de dérogation

Secretary Treasurer,
Committee of Adjustment
City of Ottawa
101 Centrepointe Dr.
Ottawa, Ontario
K2G 5K7

Re: Application for Consent – 6930 Fallowfiled Road, Goulborn

Rortar Land Development Consultants have been retained by the owner of the land at 6930 Fallowfield Road to submit the attached Consent Application for the creation of two new residential lots from the current 47.76 Ha property.

Parcel 1
Parcel 1 on the attached concept sketch is proposed to be approximately 44,350.85 sq. m in size and will have a frontage of 64.5 m on Fallowfield Road. The depth of the proposed parcel is 676 m. It is the Owner's intention to convey this lot to a future purchaser for the purpose of developing a single-family dwelling. An appropriate development envelope exists at the north end of the property to accommodate the proposed dwelling.

Parcel 2
Parcel 2 on the attached concept sketch is proposed to be approximately 38,435.18 sq.m in size and will have a frontage of 60.0m on Fallowfield Road. The depth of the proposed parcel is 676.0 m. It is the Owners intention to convey this lot to a future purchaser for the purpose developing a single-family dwelling. An appropriate development envelope exists at the north end of the property to accommodate the proposed dwelling.

Retained
The Owner intends to retain the remainder of the current property located at 6930 Fallowfield Road and continue to use it as their existing rural residence. The proposed parcel will have approximately 482.29 m of frontage along Fallowfield Road and approximately 665 m of lot depth and an area of 325,121.3 sq.m

Official Plan Conformity

The subject lands are designated as Rural Countryside in the City of Ottawa's recently amended Official Plan. The accommodates a variety of land uses that are appropriate for a rural location, limiting the amount of residential development and support industries that serve residents and the travelling public, while ensuring that the character of the rural area is preserved.

Section 9.2.3 provides direction regarding the severance of up to two lots for residential purposes subject to the following criteria (Section 9.2.3 e):

i) The proposed retained and retained lots have frontage on an open, maintained public road;
ii) The proposed and retained lots can be adequately serviced without impacting existing private services on adjacent lots;
iii) The city may require development on the lot to be directed to areas away from mature vegetation or natural features. Where the proposed lot is in an area with mature vegetation or natural features, a development agreement may be required as a condition of severance to ensure the protection of these natural features. The development agreement shall be informed by the conclusions and recommendations of an Environmental Impact Study; and
iv) Except for country lot subdivisions, no more than two lots have been created from a lot in existence in May 14, 2003.

The proposed application to sever the two parcels is in conformity with the above noted policy framework as it relates to the severance of lands designated Rural Countryside. The proposed severed parcels meet the minimum size requirements (both are more than 0.80 Ha); The retained lands will have an area greater than 10 Ha (36 Ha); the proposed lots front on Fallowfield; there has been no new lot creation since May 14, 2003; and the proposed severed lots have been located in an area where no disturbance of vegetation will occur.

Zoning By-law Conformity

The subject lands are zoned General Countryside Zone – RU. The purpose of the RU zone. Permitted uses in the include detached dwelling with the minimum provisions:

Minimum Lot width	50m
Minimum lot area	.8 Ha
Minimum front yard setback	10 m
Minimum corner side yard setback	10 m
Minimum rear yard setback	10 m
Minimum interior side yard setback	5 m
Maximum height	12 m
Maximum lot coverage	20 %

Given that both the proposed new development lots as well as the retained lands can meet the minimum zoning performance standards, it is our opinion that the application is in conformity with the existing Zoning By-law.

Therefore, it is our opinion that the applications meet the requirements outlined in the existing policy framework of the Official Plan and is in conformity with the Zoning By-law. In pre-consultation with City of Ottawa Planning staff no constraints were identified in terms of the proposed severances.
If you have any questions or comments regarding this submission, please feel free to contact me directly at (613) 323-2146 or by email at rortar9@gmail.com. We thank you for your consideration.

Sincerely,

Rod Price,
Rortar Land Development Consultants.

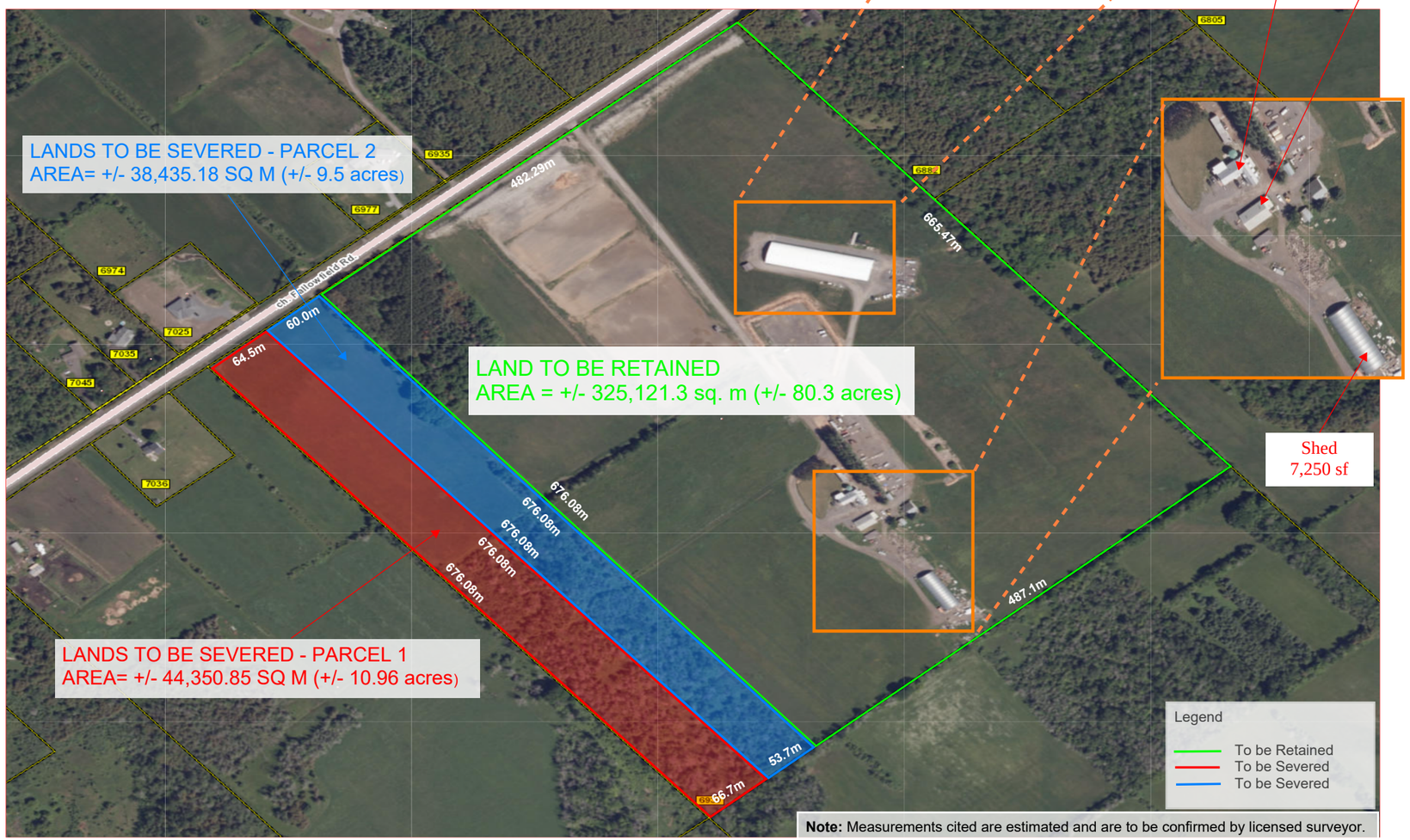


Overview
N.T.S

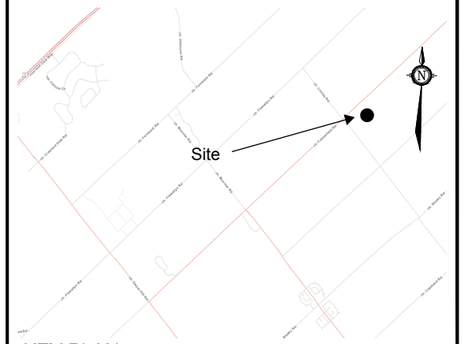
Committee of Adjustment
Received | Reçu le

Revised | Modifié le : 2024-04-17

City of Ottawa | Ville d'Ottawa
Comité de dérogation



Note: Measurements cited are estimated and are to be confirmed by licensed surveyor.



Severance Application

6930 Fallowfield Road

Pt LT 17
CON 7
GOULBORN AS IN GB 13425 ; GOULBOURN

NOT TO SCALE

No.	REVISION	DATE	BY
1.	ISSUED FOR SEVERANCE APPLICATION	MAR. 27/24	RP

ROTAR
Rod Price
613-323-2146
rotar9@gmail.com

ISSUED: APRIL 2024
PROJECT No.: 24-1034
DRAWING No.: SEV-01

Committee of Adjustment
Received | Reçu le

2024-05-08

City of Ottawa | Ville d'Ottawa
Comité de dérogation

This document is presented in the language it was provided.
Ce document est présenté dans la langue dans laquelle il a été fourni.

CONSENT APPLICATION
COMMENTS TO THE COMMITTEE OF ADJUSTMENT
PANEL 3
PLANNING, REAL ESTATE AND ECONOMIC DEVELOPMENT DEPARTMENT

Site Address:	6930 Fallowfield Road
Legal Description:	Part of Lot 17, Concession 7, Geographic Township of Goulbourn
File No.:	D08-01-24/B-00067 & D08-01-24/B-00068
Report Date:	May 08, 2024
Hearing Date:	May 14, 2024
Planner:	Luke Teeft
Official Plan Designation:	Rural Transect, Rural Countryside, Flood Plain Overlay
Zoning:	RU, Flood Plain Overlay

DEPARTMENT COMMENTS

The Planning, Development and Building Services Department **has some concerns with** the applications.

DISCUSSION AND RATIONALE

Section 53 (12) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended, permits the criteria for the subdivision of land listed in Section 51 (24) to be considered when determining whether provisional consent may be granted by a committee of adjustment. With respect to the criteria listed in Section 51 (24), staff have concerns with the proposed consent.

The new lots are both proposed with lot lines that extend into a flood plain on the property. According to Section 10.1.1, Policy 1 of the Official Plan, development and site alteration, including lot creation is not permitted within a flood plain, however the lots themselves have significant space outside of the flood plain. Staff would like to see realistic development envelopes clearly indicated to ensure that construction can occur outside the floodplain.

Staff have no further concerns with the applications as submitted.

ADDITIONAL COMMENTS

Right of Way Management

- The Right-of-Way Management Department has no concerns with the proposed Consent Applications, however, upon severance of Parcel 2 there will be a farm/field access that must change designation to a temporary private approach access. The Owner shall be made aware that a private approach permit is required to construct any newly created driveway/approach, as well as to modify, relocate, or remove an existing private approach.

CONDITIONS

If approved, the Planning, Real Estate and Economic Development Department requests that the Committee of Adjustment impose the following conditions on the applications:

1. That the Owner(s) provide evidence that payment has been made to the City of Ottawa for cash-in-lieu of the conveyance of land for park or other public recreational purposes, plus applicable appraisal costs. The value of land otherwise required to be conveyed shall be determined by the City of Ottawa in accordance with the provisions of By-Law No. 2022-280, as amended. Information regarding the appraisal process can be obtained by contacting the Planner.
2. That the Owner(s) provide proof to the satisfaction of the **Development Review Manager of the Relevant Branch within the Planning, Development and Building Services Department, or his/her designate**, to be confirmed in writing from the Department to the Committee, that each existing parcel has its own independent private sewage system, storm/foundation drainage, and well and that they do not cross the proposed severance line. If the systems cross the proposed severance line, are not independent, or do not meet the minimum spacing requirements of the Ontario Building Code and City of Ottawa Hydrogeological and Terrain Analysis Guidelines, the Owner(s) will be required to relocate the existing systems or construct new systems, at his/her own cost.
3. That the Owner enter into an Agreement with the City, at the expense of the Owner(s) and to the satisfaction of the **Relevant Manager of the Relevant Branch within Planning, Development and Building Services Department, or his/her designate,** which provides the following covenant/notice that runs with the land and binds future Owner(s) on subsequent transfers:

   "The City of Ottawa does not guarantee the quality or quantity of the groundwater. If, at some future date, the quality or the quantity of the groundwater becomes deficient, the City of Ottawa bears no responsibility, financial or otherwise, to provide solutions to the deficiency, such solutions being the sole responsibility of the homeowner."

   The Committee requires a copy of the Agreement and written confirmation from City Legal Services that it has been registered on title.
4. The Owner(s) shall prepare a noise attenuation study in compliance with the City of Ottawa Environmental Noise Control Guidelines to the satisfaction of the **Relevant Manager of the Relevant Branch within Planning, Development and**

Building Services Department, or his/her designate. The Owner(s) shall enter into an agreement with the City that requires the Owner to implement any noise control attenuation measures recommended in the approved study. The Committee requires a copy of the Agreement and written confirmation from City Legal Services that it has been registered on title.

5. That the Owner enter into an Agreement with the City, at the expense of the Owner, which is to be registered on Title to deal with the covenants/notices that shall run with the land and bind future owners on subsequent transfers;

   "The property is located next to lands that have an existing source of environmental noise (arterial) and may therefore be subject to noise and other activities associated with that use."

   The Agreement shall be to the satisfaction of the **Relevant Manager of the Relevant Branch within Planning, Development and Building Services Department, or his/her designate**. The Committee requires a copy of the Agreement and written confirmation from City Legal Services that it has been registered on title.

6. That the Owner acknowledges and agrees to convey to the City, at no cost to the City, an unencumbered road widening across the complete frontage of the lands, measuring 15 meters from the existing centerline of pavement/the abutting right-of-way along Fallowfield Road, pursuant to Section 50.1(25)(c) of the Planning Act and Schedule C16 of the City's new Official Plan, if required. The exact widening must be determined by legal survey. The Owner shall provide a reference plan for registration, indicating the widening, to the City Surveyor for review and approval prior to its deposit in the Land Registry Office. Such reference plan must be tied to the Horizontal Control Network in accordance with the municipal requirements and guidelines for referencing legal surveys. The Owner(s) must provide to the **City Surveyor** a copy of the Committee of Adjustment Decision and a draft Reference Plan that sets out the required widening. The Committee requires written confirmation from **City Legal Services** that the transfer of the widening to the City has been registered. All costs shall be borne by the Owner.

7. That the Owners provide a report, to the satisfaction of the **City of Ottawa**, demonstrating the adequacy of the aquifer with respect to quality and quantity to support the proposed development, failing which the Owners construct a new well on the severed lot and provide a report, to the satisfaction of the City of Ottawa, to demonstrate the adequacy of the aquifer with respect to quality and quantity to support the proposed development. The report must include a septic impact assessment to evaluate the water quality impact of the on-site septic system on the receiving aquifer.

   The Owners' report must demonstrate the following to the City of Ottawa:

a. That the construction of any new well on the severed parcel is in accordance with the Ministry of the Environment, Conservation and Parks

b. That the quality of the water meets the Ministry of the Environment, Conservation and Parks Regulations, Standards, Guidelines and Objectives;

c. That the quantity of water meets all the Ministry of the Environment, Conservation and Parks requirements.

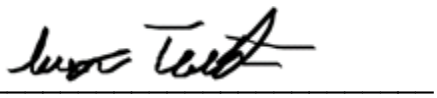
d. That the septic impact assessment meets the Ministry of the Environment, Conservation and Parks requirements.

A qualified Professional Engineer or Professional Geoscientist must prepare the report. It is the Owner's responsibility to coordinate the person drilling a new well, if required, and the professional noted herein in order to properly satisfy this condition.

If the accepted report recommends specific mitigation measures or design requirements, the Owners shall enter into a Development Agreement with the City, at the expense of the Owners, which is to be registered on the title of the property, which includes those recommendations. In instances where the subject site has sensitive soils, the drilling of a well and/or the conveyance of a 30-centimetre reserve may be required. Both the report and any required Development Agreement shall be prepared to the satisfaction of the **Relevant Manager of the Relevant Branch within Planning, Development and Building Services Department , or his/her designate**.

The Report shall be prepared as per Procedure D-5-4 "Technical Guideline for Individual On-Site Sewage Systems: Water Quality Impact Risk Assessment" and Procedure D-5-5 "Technical Guideline for Private Wells: Water Supply Assessment".

8. That the Owner(s) prepare and submit plans which show development envelopes on both parcels which are outside of the flood plain, at their expense and to the satisfaction of the **Relevant Manager of the Relevant Branch within Planning, Development and Building Services Department, or his/her designate.**



Luke Teeft
Planner I, Development Review, All Wards

Planning, Development and Building Services Department



Erin O'Connell
Planner III, Development Review, All Wards
Planning, Development and Building Services Department

NOTICE OF HEARING

Pursuant to the Ontario *Planning Act*

Consent Application

Panel 3
Tuesday, May 14th, 2024
9 a.m.

Ben Franklin Place, Main Floor Chamber, 101 Centrepointe Drive
and by videoconference

Owners of neighbouring properties within 60 metres of the property address below are receiving this notice in case they want to comment on the application(s) and/or participate at the hearing.

The hearing can also be viewed on the Committee of Adjustment YouTube page.

Simultaneous interpretation in both official languages, accessible formats and communication supports are available for any specific agenda item by contacting the Committee of Adjustment at least 72 hours before the hearing.

File Nos.:	D08-01-24/B-00070
Application:	Consent under section 53 of the *Planning Act*
Owner/Applicant:	Jeffrey Edwin Patrick Bowes
Property Address:	65 Martin Street
Ward:	21 – Rideau-Jock
Legal Description:	Part of Unit 73, Registered Plan D-13, Geographic Township of Goulbourn
Zoning:	V1C
Zoning By-law:	2008-250

APPLICANTS PROPOSAL / PURPOSE OF THE APPLICATION:

The Owner wants to establish an Easement/Right-of-Way for servicing of 33 Cockburn Street.

At the hearing on April 20, 2022, the Committee of Adjustment granted provisional consent (D08-01-22/B-00075) for a lot line adjustment to convey a portion of the property known municipally as 33 Cockburn Street to the abutting property to the south known municipally as 65 Martin Street.

To satisfy a condition the applicant was required to submit an additional consent application to establish an easement for servicing. The applicant has provided the required documents and wishes to proceed with the application for an easement.

CONSENT IS REQUIRED FOR THE FOLLOWING:

The Owner requires the Consent of the Committee for a Grant of Easement/Right-of-Way. The property is shown on 4R-36105 filed with the application.

It is proposed to establish an Easement/Right-of-Way over Part 1 on 4R-36105 in favor of the property to the north known municipally as 33 Cockburn Street for servicing.

The subject property is not the subject of any other current application under the *Planning Act*.

If you do not participate in the hearing, it may proceed in your absence, and you will not receive any further notice of the proceedings.

If you want to be notified of the decision following the hearing, and of any subsequent appeal to the Ontario Land Tribunal, submit a written request to the Committee.

For more information about this matter, contact the Committee of Adjustment at the address, email address, website or QR code below.

ALL SUBMITTED INFORMATION BECOMES PUBLIC

In accordance with the *Planning Act*, the *Municipal Act* and the *Municipal Freedom of Information and Privacy Act*, a written submission to the Committee of Adjustment is considered public information and can be shared with any interested individual. Information you choose to disclose in your correspondence, including your personal information, will become part of the public record, and shared with Committee Members, the Applicant(s) or their agent, and any other interested individual.

HOW TO PARTICIPATE

Submit written or oral comments before the hearing: Email your comments to cofa@ottawa.ca at least 24 hours before the hearing to ensure they are received by the panel adjudicators. You may also call the Coordinator at 613-580-2436 to have your comments transcribed.

Register to Speak at the hearing at least 24 hours before by contacting the Committee Coordinator at 613-580-2436 or at cofa@ottawa.ca. You will receive details on how to participate by videoconference. If you want to share a visual presentation, the Coordinator can provide details on how to do so. Presentations are limited to five minutes, and any exceptions are at the discretion of the Chair.

Hearings are governed by the Committee of Adjustment's *Rules of Practice and Procedure* accessible online.

COMMITTEE OF ADJUSTMENT

The Committee of Adjustment is the City of Ottawa's quasi-judicial tribunal created under the Ontario *Planning Act*. Each year, it holds hearings on hundreds of applications under the *Planning Act* in accordance with the Ontario *Statutory Powers Procedure Act*, including consents to sever land and minor variances from the zoning requirements.

DATED: April 26th, 2024

Ce document est également offert en français.

Committee of Adjustment
City of Ottawa
101 Centrepointe Drive
Ottawa ON K2G 5K7
Ottawa.ca/CommitteeofAdjustment
cofa@ottawa.ca
613-580-2436

Comité de dérogation
Ville d'Ottawa
101, promenade Centrepointe
Ottawa ON K2G 5K7
Ottawa.ca/Comitedederogation
cded@ottawa.ca
613-580-2436

Committee of Adjustment **Comité de dérogation**

AVIS D'AUDIENCE

Conformément à la *Loi sur l'aménagement du territoire* de l'Ontario

Demande d'autorisation

Groupe 3
Mardi 14 mai 2024
9 h

Place-Ben-Franklin, salle Chamber, 101, promenade Centrepointe
et par vidéoconférence

Les propriétaires des biens-fonds situés dans un rayon de 60 mètres de l'adresse ci-dessous reçoivent le présent avis afin de formuler des observations sur la ou les demandes et de participer à l'audience s'ils le souhaitent.

L'audience peut aussi être visionnée sur la page YouTube du Comité de dérogation.

Les participants peuvent bénéficier de l'interprétation simultanée dans les deux langues officielles, de formats accessibles et d'aides à la communication pour toute question de l'ordre du jour en s'adressant au Comité de dérogation au moins 72 heures à l'avance.

Dossier :	D08-01-24/B-00070
Demande :	Autorisation en vertu de l'article 53 de la *Loi sur l'aménagement du territoire*
Propriétaire/requérant :	Jeffrey Edwin Patrick Bowes
Adresse municipale :	65, rue Martin
Quartier :	21 – Rideau-Jock
Description officielle :	Partie de l'unité 73, plan enregistré D-13, canton géographique de Goulbourn
Zonage :	V1C
Règlement de zonage :	nº 2008-250

PROPOSITION DU REQUÉRANT ET OBJET DE LA DEMANDE :

Le propriétaire souhaite établir une servitude/emprise pour la viabilisation du 33, rue Cockburn.

Lors de l'audience du 20 avril 2022, le Comité de dérogation a accordé une autorisation provisoire (D08-01-22/B-00075) pour un redressement de ligne de lot afin de céder une partie du bien-fonds situé au 33, rue Cockburn au propriétaire du bien-fonds contigu au sud situé au 65, rue Martin.

Afin de satisfaire à une condition, le requérant a dû présenter une demande d'autorisation supplémentaire pour établir une servitude de viabilisation. Le requérant a fourni les documents requis et souhaite maintenant aller de l'avant avec la demande de servitude.

AUTORISATION REQUISE :

Le propriétaire nécessite l'autorisation du Comité pour accorder une servitude/emprise. La propriété est représentée sur le plan 4R-36105 qui accompagne la demande.

Il est proposé d'établir une servitude/emprise sur la partie 1 du plan 4R-36105 au bénéfice du bien-fonds au nord situé au 33, rue Cockburn aux fins de viabilisation.

La demande indique que la propriété ne fait actuellement l'objet d'aucune autre demande en cours en vertu de la *Loi sur l'aménagement du territoire*.

Si vous ne participez pas à l'audience, celle-ci pourra se dérouler en votre absence et vous ne recevrez pas d'autre avis à ce sujet.

Si vous souhaitez recevoir un avis de la décison prise à l'issue de l'audience et de tout appel ultérieur interjeté devant le Tribunal ontarien de l'aménagement du territoire, veuillez en faire la demande par écrit au Comité.

Pour obtenir plus de renseignements à ce sujet, communiquez avec le Comité (voir les coordonnées ci-dessous, notamment l'adresse municipale, l'adresse électronique, le site Web et le code QR).

TOUS LES RENSEIGNEMENTS PRÉSENTÉS DEVIENNENT PUBLICS

Conformément à la *Loi sur l'aménagement du territoire*, à la *Loi sur les municipalités* et à la *Loi sur l'accès à l'information municipale et la protection de la vie privée*, les observations écrites adressées au Comité de dérogation sont considérées comme des renseignements publics et peuvent être communiquées à toute personne intéressée. Les renseignements que vous choisissez de divulguer dans votre correspondance, notamment vos renseignements personnels, seront versés au dossier public et communiqués aux membres du Comité, au(x) requérant(s) ou à l'agent, l'agente, ainsi qu'à toute autre personne intéressée.

COMMENT PARTICIPER

Présentez vos observations écrites ou orales avant l'audience : Veuillez faire parvenir vos observations par courriel à cded@ottawa.ca au moins 24 heures avant l'audience afin de vous assurer que les membres des groupes chargés du rendu des décisions les ont bien reçues. Vous pouvez également téléphoner au coordonnateur ou à la coordonnatrice au numéro 613-580-2436 pour demander que vos observations soient transcrites.

Inscrivez-vous au moins 24 heures à l'avance en communiquant avec le coordonnateur ou la coordonnatrice du Comité au numéro 613-580-2436 ou à l'adresse à cded@ottawa.ca. Vous recevrez des détails sur la façon de participer par vidéoconférence. Si vous souhaitez faire une présentation visuelle, le coordonnateur ou la coordonnatrice sera en mesure de vous fournir des détails sur la façon de procéder. Les présentations sont limitées à cinq minutes et toute exception est laissée à la discrétion du président ou de la présidente.

Les audiences sont régies par les *Règles de pratique et de procédure* du Comité de dérogation et sont accessibles en ligne.

COMITÉ DE DÉROGATION

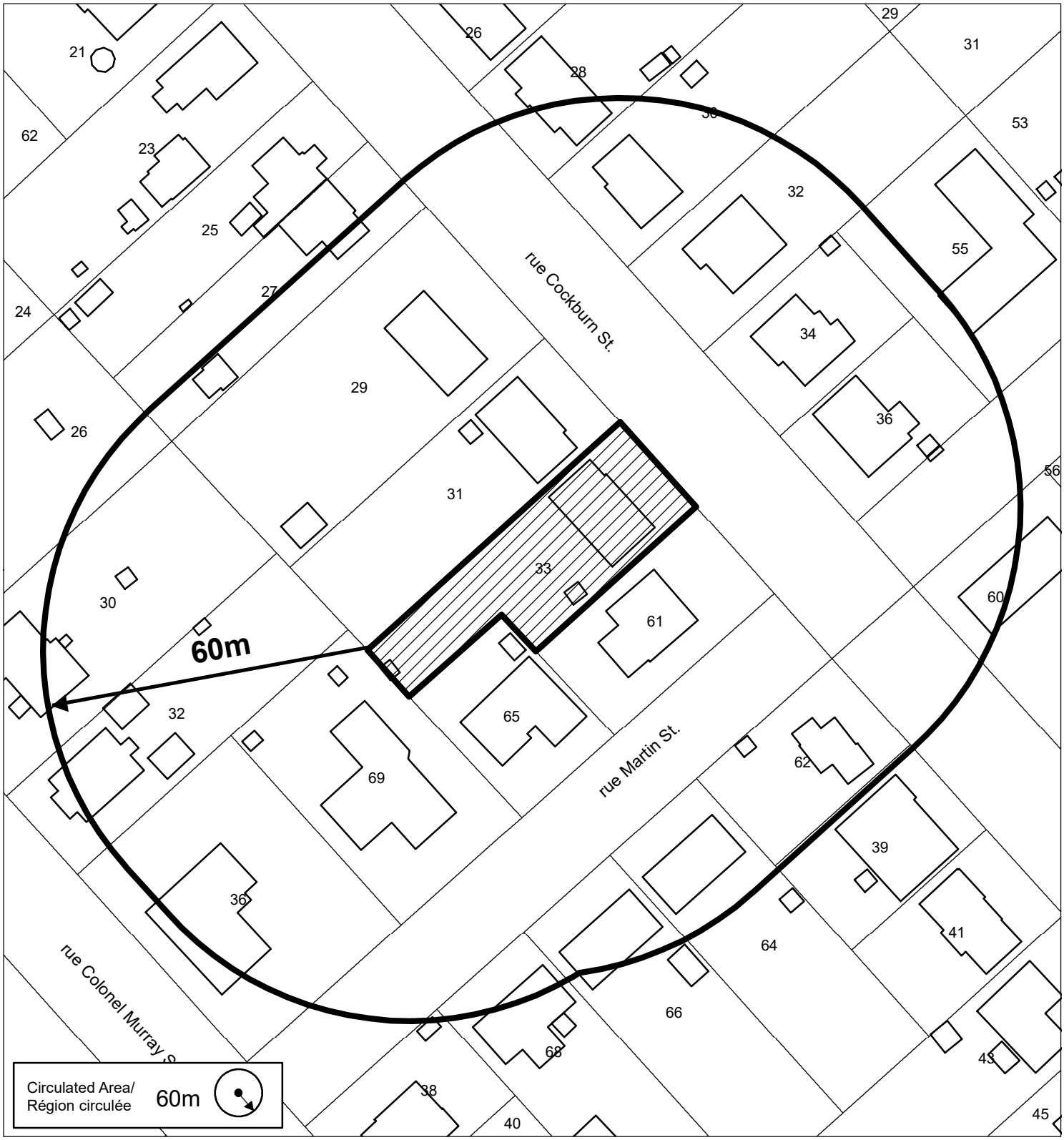
Le Comité de dérogation est le tribunal quasi judiciaire de la Ville d'Ottawa créé en vertu de la *Loi sur l'aménagement du territoire* de l'Ontario. Chaque année, il tient des audiences sur des centaines de demandes en vertu de *la Loi sur l'aménagement du territoire*, conformément à la *Loi sur l'exercice des compétences légales* de l'Ontario, y compris des demandes d'autorisation de morcellement de terrain et de dérogation mineure aux exigences en matière de zonage.

FAIT : 26 avril 2024

This document is also available in English.

Committee of Adjustment
City of Ottawa
101 Centrepointe Drive
Ottawa ON K2G 5K7
Ottawa.ca/CommitteeofAdjustment
cofa@ottawa.ca
613-580-2436

Comité de dérogation
Ville d'Ottawa
101, promenade Centrepointe
Ottawa ON K2G 5K7
Ottawa.ca/Comitedederogation
cded@ottawa.ca
613-580-2436



Committee of Adjustment
Comité de dérogation

CIRCULATION MAP /
PLAN DE CIRCULATION

©Parcel data is owned by Teranet Enterprises Inc. and its suppliers
All rights reserved. May not be produced without permission
THIS IS NOT A PLAN OF SURVEY

©Les données de parcelles appartient à Teranet Entreprises Inc.
et à ses fournisseurs. Tous droits réservés. Ne peut être reproduit
sans autorisation. CECI N'EST PAS UN PLAN D'ARPENTAGE

SUBJECT LAND / TERRE EN QUESTION

33 Cockburn Street

NOT TO SCALE
NON À L'ÉCHELLE

JACKSON LEGAL PC

Barrister, Solicitor & Notary

This document is presented in the language it was provided.
Ce document est présenté dans la langue dans laquelle il a été fourni.

Marion E. Jackson, Hons. B.A., LL.B.
mjackson@stittsvillelegal.com

April 5, 2024

Committee of Adjustments
of the City of Ottawa
101 Centrepointe Drive
Ottawa, Ontario K2G 5K7

Committee of Adjustment
Received | Reçu le

Revised | Modifié le : 2024-04-05

City of Ottawa | Ville d'Ottawa
Comité de dérogation

RE: Consent Application for easement
File No: D08-01-22/B-00075

We understand you have already been provided with a copy of our client's Rural Secondary Consent Application for easement (along with payment). The purpose of the Application is to address that fact that the land consented to be severed contains sanitary pipes that service the retained lands. We understand that this secondary consent Application for Easement is necessary in order to clear condition #3 in the Committee of Adjustments decision in respect to the above approved severance application to convey a portion of property to the abutting property owner.

We also attach Undertakings from both the owners of 65 Martin Street and 33 Cockburn Street and their respective solicitors in order to enable the clearing of condition #3 in an expedited manner to prevent the prior application referenced above from lapsing at the end of this month, April 2024, and allow for the registration of the severance transfer documents.

We also enclose as requested a copy of the registered RPlan (as well as a copy marked up with location of sanitary pipe) and Parcel Abstract. We proposed that the easement shall be an easement over the entire parcel to be severed, rather than the minimum 1.5 m on both sides of the sanitary pipe.

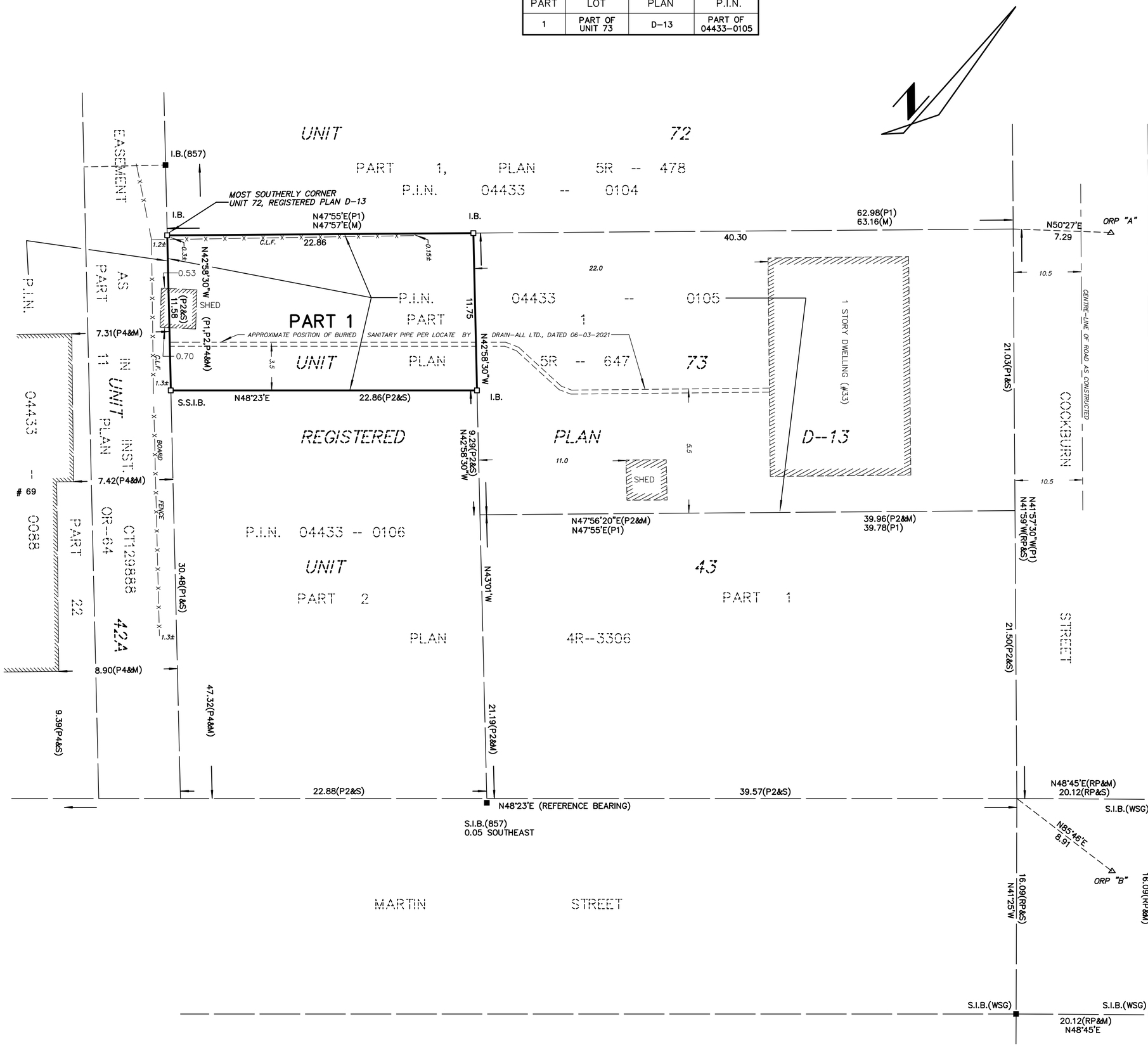
Please advise if you require anything further in order to expedite this matter and clear conditions on the previous Application.

Yours truly,

Marion E. Jackson

Encl.

SCHEDULE			
PART	LOT	PLAN	P.I.N.
1	PART OF UNIT 73	D–13	PART OF 04433–0105



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

DATE _ _ _ _ _ _ _ _ _ _

_ _ _ _ _ _ _ _ _ _ _ _

J.P. SHIPMAN

PLAN 4R– _ _ _ _ _

RECEIVED AND DEPOSITED

DATE _ _ _ _ _ _ _ _ _ _ _ _

_ _ _ _ _ _ _ _ _ _ _ _ _ _

REPRESENTATIVE FOR LAND REGISTRAR FOR THE LAND TITLES DIVISION OF OTTAWA–CARLETON (No.4)

PLAN OF SURVEY OF

PART OF UNIT 73
REGISTERED PLAN D–13

CITY OF OTTAWA

SCALE 1:200

0 1 2 3 4 5 10 15 20

METRES

METRIC

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

NOTES

BEARINGS SHOWN ON THIS PLAN ARE GRID, DERIVED FROM THE NORTHWESTERLY LIMIT OF MARTIN STREET AS SHOWN ON REGISTERED PLAN D–13, HAVING A BEARING OF N48°23'E.

DISTANCES SHOWN ON THIS PLAN ARE HORIZONTAL GROUND DISTANCES AND CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999919

S.I.B.	DENOTES 0.025 SQ., 1.2 LONG, STANDARD IRON BAR
S.S.I.B.	DENOTES 0.025 SQ., 0.6 LONG, SHORT STANDARD IRON BAR
I.B.	DENOTES 0.016 SQ., 0.6 LONG, IRON BAR
R.I.B.	DENOTES ROUND IRON BAR
■	DENOTES SURVEY MONUMENT FOUND
□	DENOTES SURVEY MONUMENT PLANTED
WIT.	DENOTES WITNESS
S.U.	DENOTES SOURCE UNKNOWN
857	DENOTES FAIRHALL, MOFFATT & WOODLAND LTD.
WSG	DENOTES W.S. GIBSON, O.L.S.
P1	DENOTES PLAN 5R–647
P2	DENOTES PLAN 4R–3306
P3	DENOTES PLAN 5R–478
P4	DENOTES BUILDING LOCATION SURVEY BY ARNETT, KENNEDY, RIDDELL & JASON LTD. ON UNIT 42, DATED JANUARY 3, 1985
M	DENOTES MEASURED
S	DENOTES SET
C.L.F.	DENOTES CHAIN LINK FENCE
R.P.	DENOTES REGISTERED PLAN D–13

OBSERVED REFERENCE POINTS (ORP): MTM ZONE 9, NAD 83 (ORIGINAL)		
POINT IDENTIFICATION	NORTHING	EASTING
ORP A	5006182.46	357205.67
ORP B	5006146.85	357237.38

COORDINATES SHOWN TO URBAN ACCURACY IN ACCORDANCE WITH O.REG 216/10, SECTIONS 14, AND 31 TO 35 (BOTH INCLUSIVE).

COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE–ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN

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 MARCH, 2024.

_ _ _ _ _ _ _ _ _ _ _ _
DATE

_ _ _ _ _ _ _ _ _ _ _ _
J.P. SHIPMAN
ONTARIO LAND SURVEYOR

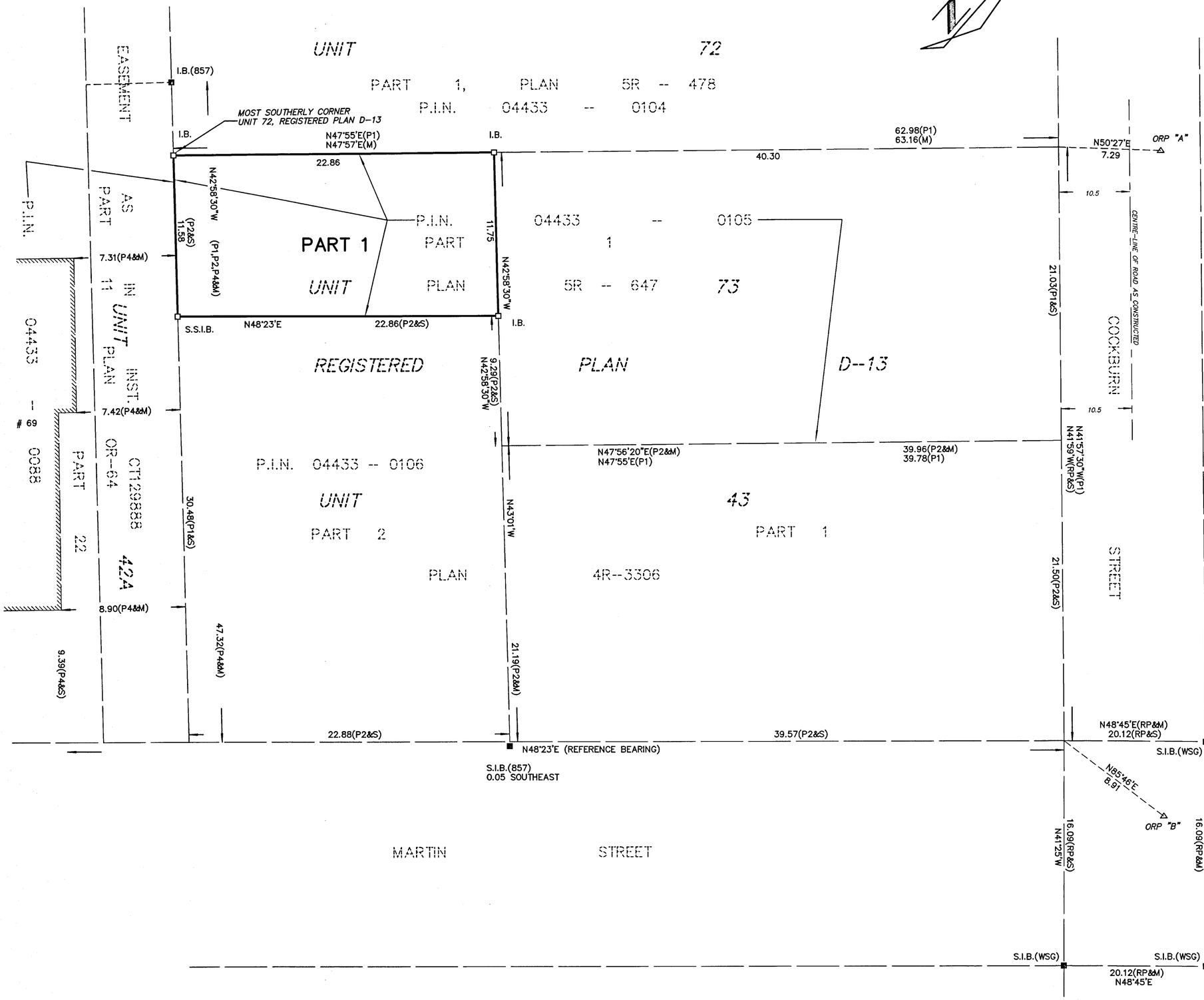
THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER 2212689

H.A.KEN SHIPMAN SURVEYING LTD.
A DIVISION OF ANNIS, O'SULLIVAN, VOLLEBEKK LTD.
P.O. BOX 1340, KEMPTVILLE, ON, K0G–1J0, TEL: 4893910

REF No. : GLB.– 470

FILE No. : 22–13018 B

SCHEDULE			
PART	LOT	PLAN	P.I.N.
1	PART OF UNIT 73	D–13	PART OF 04433–0105



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

DATE APRIL 2 2024

J.P. SHIPMAN

PLAN 4R– 36105

RECEIVED AND DEPOSITED

DATE April 4, 2024

Yang Liu

REPRESENTATIVE FOR LAND REGISTRAR FOR THE LAND TITLES DIVISION OF OTTAWA–CARLETON (No.4)

PLAN OF SURVEY OF

PART OF UNIT 73 REGISTERED PLAN D–13

CITY OF OTTAWA

SCALE 1:200

0 1 2 3 4 5 10 15 20

METRES

METRIC

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

NOTES

BEARINGS SHOWN ON THIS PLAN ARE GRID, DERIVED FROM THE NORTHWESTERLY LIMIT OF MARTIN STREET AS SHOWN ON REGISTERED PLAN D–13, HAVING A BEARING OF N48°23'E.

DISTANCES SHOWN ON THIS PLAN ARE HORIZONTAL GROUND DISTANCES AND CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999919

S.I.B.	DENOTES 0.025 SQ., 1.2 LONG, STANDARD IRON BAR
S.S.I.B.	DENOTES 0.025 SQ., 0.6 LONG, SHORT STANDARD IRON BAR
I.B.	DENOTES 0.016 SQ., 0.6 LONG, IRON BAR
R.I.B.	DENOTES ROUND IRON BAR
■	DENOTES SURVEY MONUMENT FOUND
□	DENOTES SURVEY MONUMENT PLANTED
WIT.	DENOTES WITNESS
S.U.	DENOTES SOURCE UNKNOWN
857	DENOTES FAIRHALL, MOFFATT & WOODLAND LTD.
WSG	DENOTES W.S. GIBSON, O.L.S.
P1	DENOTES PLAN 5R–647
P2	DENOTES PLAN 4R–3306
P3	DENOTES PLAN 5R–478
P4	DENOTES BUILDING LOCATION SURVEY BY ARNETT, KENNEDY, RIDDELL & JASON LTD. ON UNIT 42, DATED JANUARY 3, 1985
M	DENOTES MEASURED
S	DENOTES SET
C.L.F.	DENOTES CHAIN LINK FENCE
R.P.	DENOTES REGISTERED PLAN D–13

OBSERVED REFERENCE POINTS (ORP): MTM ZONE 9, NAD 83 (ORIGINAL)		
POINT IDENTIFICATION	NORTHING	EASTING
ORP A	5006182.46	357205.67
ORP B	5006146.85	357237.38

COORDINATES SHOWN TO URBAN ACCURACY IN ACCORDANCE WITH O.REG 216/10, SECTIONS 14, AND 31 TO 35 (BOTH INCLUSIVE).

COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE–ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN

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 MARCH, 2024.

APRIL 2 2024
DATE

J.P. SHIPMAN
ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER 2212689

H.A.KEN SHIPMAN SURVEYING LTD.
A DIVISION OF ANNIS, O'SULLIVAN, VOLLEBEKK LTD.
P.O. BOX 1340, KEMPTVILLE, ON, K0G–1J0, TEL: 4893910

REF No. : GLB.– 470

FILE No. : 22–13018

Committee of Adjustment
Received | Reçu le

2024-05-08

City of Ottawa | Ville d'Ottawa
Comité de dérogation

This document is presented in the language it was provided.
Ce document est présenté dans la langue dans laquelle il a été fourni.

CONSENT APPLICATION
COMMENTS TO THE COMMITTEE OF ADJUSTMENT
PANEL 3
PLANNING, REAL ESTATE AND ECONOMIC DEVELOPMENT DEPARTMENT

Site Address:	33 Cockburn Street
Legal Description:	Part of Unit 73, Registered Plan D-13, Geographic Township of Goulbourn
File No.:	D08-01-24/B-00070
Report Date:	May 08, 2024
Hearing Date:	May 14, 2024
Planner:	Luke Teeft
Official Plan Designation:	Rural Transect; Village, Village Residential 1
Zoning:	V1C

DEPARTMENT COMMENTS

The Planning, Development and Building Services Department **has no concerns with** the application.

DISCUSSION AND RATIONALE

Section 53 (12) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended, permits the criteria for the subdivision of land listed in Section 51 (24) to be considered when determining whether provisional consent may be granted by a committee of adjustment. With respect to the criteria listed in Section 51 (24), staff have no concerns with the proposed consent.

The proposed easement has been submitted to satisfy a condition imposed on a previous consent application. The easement will recognize an existing storm drain.

CONDITIONS

If approved, the Planning, Real Estate and Economic Development Department requests that the Committee of Adjustment impose the following condition on the application:

1. That the Owner(s) provide a survey prepared by a professional surveyor licensed in the province of Ontario to the satisfaction of the Development Review Manager of the relevant branch within Planning, Real Estate, and Economic Development Department, or his/her designate, confirming the location of the sanitary sewer pipe servicing the existing dwelling on 33 Cockburn Street. The Owner(s) shall enter into an Easement Agreement at the Owner(s) expense and to the

satisfaction of the **Development Review Manager of the relevant branch within the Planning, Real Estate, and Economic Development Department**, or his/her designate.

Luke Teeft
Planner I, Development Review, All Wards

Planning, Real Estate and Economic Development Department

Erin O'Connell
Planner III, Development Review, All Wards
Planning, Real Estate and Economic Development Department

NOTICE OF HEARING

Pursuant to the Ontario *Planning Act*

Minor Variance Application

Panel 3

Tuesday, May 14, 2024
9 a.m.

Ben Franklin Place, Main Floor Chamber, 101 Centrepointe Drive
and by videoconference

Owners of neighbouring properties within 60 metres of the property address below are receiving this notice in case they want to comment on the application(s) and/or participate at the hearing.

The hearing can also be viewed on the Committee of Adjustment YouTube page.

Simultaneous interpretation in both official languages, accessible formats and communication supports are available for any specific agenda item by contacting the Committee of Adjustment at least 72 hours before the hearing.

File No.:	D08-02-24/A-00095
Application:	Minor Variance under section 45 of the *Planning Act*
Owner(s)/Applicant(s):	Mattamy (Maple Grove) Ltd.
Property Address:	753 Kinstead Private
Ward:	6 - Stittsville
Legal Description:	Part of Block 5, Registered Plan 4M-1720
Zoning:	R3YY [2796]
Zoning By-law:	2008-250

APPLICANT'S PROPOSAL / PURPOSE OF THE APPLICATION:

The Owners are constructing a block of twelve three-storey, back-to-back townhouse units and one of the dwelling units will not be in conformity with the Zoning By-law, as shown on plans filed with the Committee.

REQUESTED VARIANCES:

The Owner/Applicant require the Committee's authorization for minor variances from the Zoning By-law as follows:

a) To permit a covered porch to project 0.8 metres from an interior side lot line, whereas the By-law permits a covered porch to project up to 2 metres into a required yard, but no closer than 1 metre from any lot line.

b) To permit a covered balcony to project 0.5 metres from an interior side lot line, whereas the By-law permits a covered porch to project up to 2 metres into a required yard, but no closer than 1 metre from any lot line.

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

If you do not participate in the hearing, it may proceed in your absence, and you will not receive any further notice of the proceedings.

If you want to be notified of the decision following the hearing, and of any subsequent appeal to the Ontario Land Tribunal, submit a written request to the Committee.

For more information about this matter, contact the Committee of Adjustment at the address, email address, website or QR code below.

ALL SUBMITTED INFORMATION BECOMES PUBLIC

In accordance with the *Planning Act*, the *Municipal Act* and the *Municipal Freedom of Information and Privacy Act*, a written submission to the Committee of Adjustment is considered public information and can be shared with any interested individual. Information you choose to disclose in your correspondence, including your personal information, will become part of the public record, and shared with Committee Members, the Applicant(s) or their agent, and any other interested individual.

HOW TO PARTICIPATE

Submit written or oral comments before the hearing: Email your comments to cofa@ottawa.ca at least 24 hours before the hearing to ensure they are received by the panel adjudicators. You may also call the Coordinator at 613-580-2436 to have your comments transcribed.

Register to Speak at the hearing at least 24 hours before by contacting the Committee Coordinator at 613-580-2436 or at cofa@ottawa.ca. You will receive details on how to participate by videoconference. If you want to share a visual presentation, the

Coordinator can provide details on how to do so. Presentations are limited to five minutes, and any exceptions are at the discretion of the Chair.

Hearings are governed by the Committee of Adjustment's *Rules of Practice and Procedure* accessible online.

COMMITTEE OF ADJUSTMENT

The Committee of Adjustment is the City of Ottawa's quasi-judicial tribunal created under the Ontario *Planning Act*. Each year, it holds hearings on hundreds of applications under the *Planning Act* in accordance with the Ontario *Statutory Powers Procedure Act*, including consents to sever land and minor variances from the zoning requirements.

DATED: April 26, 2024

Ce document est également offert en français.

Committee of Adjustment
City of Ottawa
101 Centrepointe Drive
Ottawa ON K2G 5K7
Ottawa.ca/CommitteeofAdjustment
cofa@ottawa.ca
613-580-2436

Comité de dérogation
Ville d'Ottawa
101, promenade Centrepointe
Ottawa ON K2G 5K7
Ottawa.ca/Comitedederogation
cded@ottawa.ca
613-580-2436

Committee of Adjustment **Comité de dérogation**

AVIS D'AUDIENCE

Conformément à la *Loi sur l'aménagement du territoire* de l'Ontario

Demande de dérogations mineures

Groupe 3
Mardi 14 mai 2024
9 h

Place-Ben-Franklin, salle Chamber, 101, promenade Centrepointe
et par vidéoconférence

Les propriétaires des biens-fonds situés dans un rayon de 60 mètres de l'adresse ci-dessous reçoivent le présent avis afin de formuler des observations sur la ou les demandes et de participer à l'audience s'ils le souhaitent.

L'audience peut aussi être visionnée sur la page YouTube du Comité de dérogation.

Les participants peuvent bénéficier de l'interprétation simultanée dans les deux langues officielles, de formats accessibles et d'aides à la communication pour toute question de l'ordre du jour en s'adressant au Comité de dérogation au moins 72 heures à l'avance.

Dossier :	D08-02-24/A-00095
Demande :	Dérogations mineures en vertu de l'article 45 de la *Loi sur l'aménagement du territoire*
Propriétaire/requérante :	Mattamy (Maple Grove) Ltd.
Adresse municipale :	753, privé Kinstead
Quartier :	6 - Stittsville
Description officielle :	Partie de l'îlot 5, plan enregistré 4M-1720
Zonage :	R3YY [2796]
Règlement de zonage :	nº 2008-250

PROPOSITION DE LA REQUÉRANTE ET OBJET DE LA DEMANDE :

La propriétaire a entrepris la construction d'un îlot de douze habitations en rangée de trois étages, dos à dos, et l'une des habitations ne sera pas conforme au Règlement de zonage, comme le montrent les plans déposés auprès du Comité.

DÉROGATIONS DEMANDÉES :

La propriétaire demande au Comité d'accorder les dérogations mineures au Règlement de zonage décrites ci-après :

a) Permettre qu'un porche couvert s'avance jusqu'à 0,8 mètre d'une ligne de lot latérale intérieure, alors que le Règlement permet à un porche couvert de faire saillie jusqu'à 2 mètres dans une cour requise, mais pas à moins d'un (1) mètre d'une ligne de lot.

b) Permettre qu'un balcon couvert s'avance jusqu'à 0,5 mètre d'une ligne de lot latérale intérieure, alors que le Règlement permet à un balcon couvert de faire saillie jusqu'à 2 mètres dans une cour requise, mais pas à moins d'un mètre (1) d'une ligne de lot.

La demande indique que la propriété ne fait actuellement l'objet d'aucune autre demande en cours en vertu de la *Loi sur l'aménagement du territoire*.

Si vous ne participez pas à l'audience, celle-ci pourra se dérouler en votre absence et vous ne recevrez pas d'autre avis à ce sujet.

Si vous souhaitez recevoir un avis de la décison prise à l'issue de l'audience et de tout appel ultérieur interjeté devant le Tribunal ontarien de l'aménagement du territoire, veuillez en faire la demande par écrit au Comité.

Pour obtenir plus de renseignements à ce sujet, communiquez avec le Comité (voir les coordonnées ci-dessous, notamment l'adresse municipale, l'adresse électronique, le site Web et le code QR).

TOUS LES RENSEIGNEMENTS PRÉSENTÉS DEVIENNENT PUBLICS

Conformément à la *Loi sur l'aménagement du territoire*, à la *Loi sur les municipalités* et à la *Loi sur l'accès à l'information municipale et la protection de la vie privée*, les observations écrites adressées au Comité de dérogation sont considérées comme des renseignements publics et peuvent être communiquées à toute personne intéressée. Les renseignements que vous choisissez de divulguer dans votre correspondance, notamment vos renseignements personnels, seront versés au dossier public et communiqués aux membres du Comité, au(x) requérant(s) ou à l'agent, l'agente, ainsi qu'à toute autre personne intéressée.

COMMENT PARTICIPER

Présentez vos observations écrites ou orales avant l'audience : Veuillez faire parvenir vos observations par courriel à cded@ottawa.ca au moins 24 heures avant l'audience afin de vous assurer que les membres des groupes chargés du rendu des décisions les ont bien reçues. Vous pouvez également téléphoner au coordonnateur ou à la coordonnatrice au numéro 613-580-2436 pour demander que vos observations soient transcrites.

Inscrivez-vous au moins 24 heures à l'avance en communiquant avec le coordonnateur ou la coordonnatrice du Comité au numéro 613-580-2436 ou à l'adresse à cded@ottawa.ca. Vous recevrez des détails sur la façon de participer par vidéoconférence. Si vous souhaitez faire une présentation visuelle, le coordonnateur ou la coordonnatrice sera en mesure de vous fournir des détails sur la façon de procéder. Les présentations sont limitées à cinq minutes et toute exception est laissée à la discrétion du président ou de la présidente.

Les audiences sont régies par les *Règles de pratique et de procédure* du Comité de dérogation et sont accessibles en ligne.

COMITÉ DE DÉROGATION

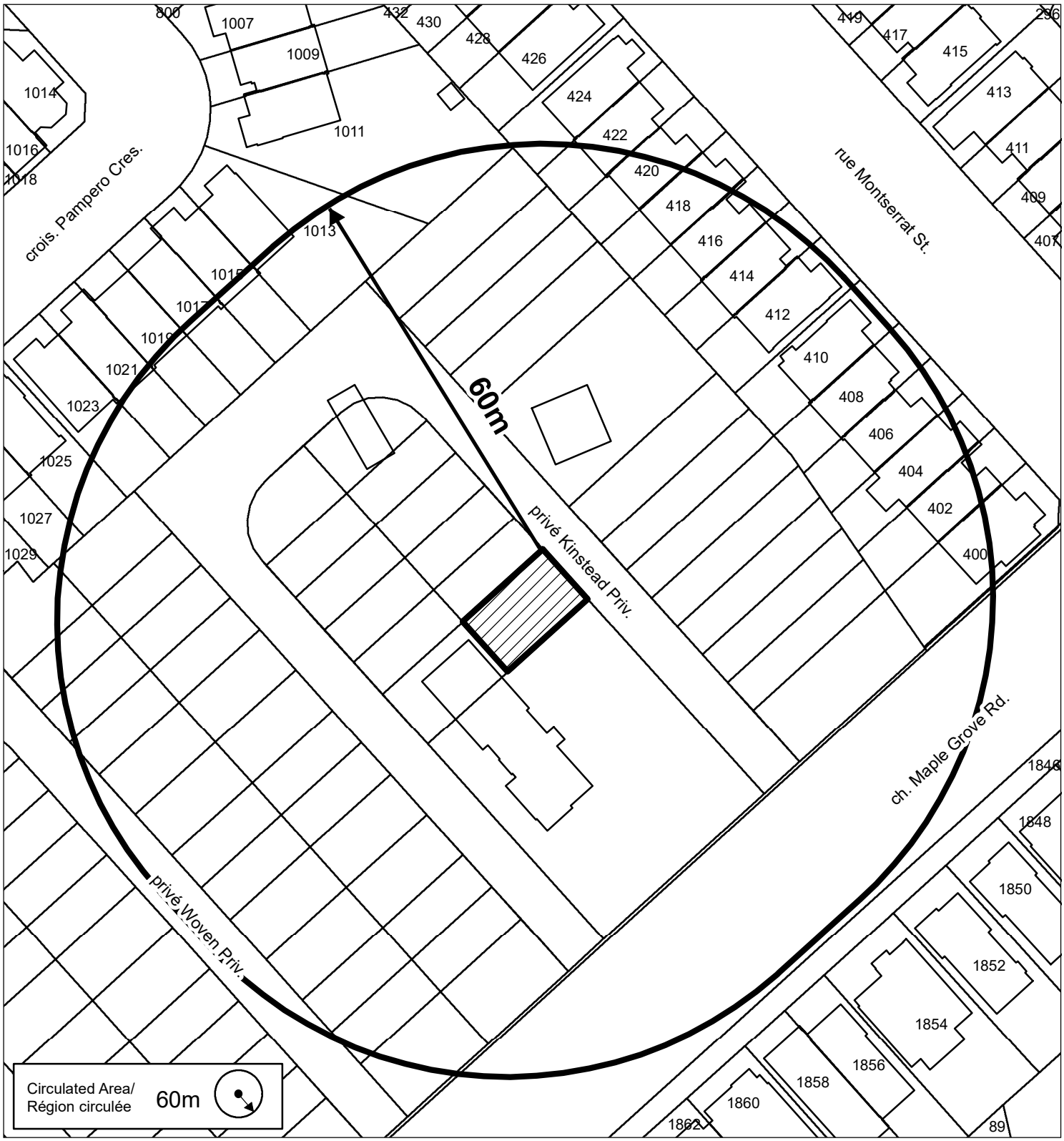
Le Comité de dérogation est le tribunal quasi judiciaire de la Ville d'Ottawa créé en vertu de la *Loi sur l'aménagement du territoire* de l'Ontario. Chaque année, il tient des audiences sur des centaines de demandes en vertu de *la Loi sur l'aménagement du territoire*, conformément à la *Loi sur l'exercice des compétences légales* de l'Ontario, y compris des demandes d'autorisation de morcellement de terrain et de dérogation mineure aux exigences en matière de zonage.

FAIT : 26 avril 2024

This document is also available in English.

Committee of Adjustment
City of Ottawa
101 Centrepointe Drive
Ottawa ON K2G 5K7
Ottawa.ca/CommitteeofAdjustment
cofa@ottawa.ca
613-580-2436

Comité de dérogation
Ville d'Ottawa
101, promenade Centrepointe
Ottawa ON K2G 5K7
Ottawa.ca/Comitedederogation
cded@ottawa.ca
613-580-2436



Committee of Adjustment
Comité de dérogation

CIRCULATION MAP /
PLAN DE CIRCULATION

©Parcel data is owned by Teranet Enterprises Inc. and its suppliers
All rights reserved. May not be produced without permission
THIS IS NOT A PLAN OF SURVEY

©Les données de parcelles appartient à Teranet Entreprises Inc.
et à ses fournisseurs. Tous droits réservés. Ne peut être reproduit
sans autorisation. CECI N'EST PAS UN PLAN D'ARPENTAGE

SUBJECT LAND / TERRAIN EN QUESTION

753 privé Kinstead Priv.

NOT TO SCALE
NON À L'ÉCHELLE

This document is presented in the language it was provided.
Ce document est présenté dans la langue dans laquelle il a été fourni.

April 15, 2024

Mr. Michel Bellemare
Secretary-Treasurer
Committee of Adjustment
101 Centrepointe Drive, Fourth Floor
Ottawa, ON K2G 5K7

RE: Minor Variance Applications
753 & 805 Kinstead Private

Committee of Adjustment
Received | Reçu le

2024-04-16

City of Ottawa | Ville d'Ottawa
Comité de dérogation

Dear Mr. Bellemare,

Fotenn Planning + Design ("Fotenn") has been retained by Mattamy (Maple Grove) Limited to prepare a Planning Rationale in support of Minor Variance applications at 753 & 805 Kinstead Private ("the subject properties"). The subject properties are currently being developed with Back-to-back townhouses that have been constructed closer to the interior side lot line than the Zoning By-law permits. Variances are sought to obtain relief from the Zoning By-law for the setbacks to the porch and second storey balcony.

Please find enclosed the following materials in support of the application:

- Minor Variance Application Forms (one primary and one secondary);
- Siting Plan;
- Plan of Survey;
- Building Elevations;
- Plan 4M-1720;
- Pan 4R-35536;
- Written confirmation from the City Forester that a Tree Information Report (TIR) is not required; and,
- A cheque made out to the City of Ottawa in the amount of $4,836.

Sincerely,

Nico Church, RPP MCIP
Senior Planner

Thomas Freeman, B.URPL
Planner

FOTENN

Ottawa
396 Cooper Street, Suite 300
Ottawa, ON K2P 2H7
613.730.5709

Kingston
The Woolen Mill
4 Cataraqui Street, Suite 315
Kingston, ON K7K 1Z7
613.542.5454

Toronto
174 Spadina Avenue, Suite 304
Toronto, ON M5T 2C2
416.789.4530

fotenn.com

1.0
Background and Context

Fotenn is pleased to submit the enclosed Minor Variance applications on behalf of Mattamy (Maple Grove) Limited for 753 & 805 Kinstead Private in Kanata West. The Minor Variance applications seek relief from the City of Ottawa Zoning By-law 2008-250 regarding the setbacks for permitted projections into the required interior side yard.

1.1 Subject Properties

The subject properties are located within the recently approved subdivision for the lands previously known as 1837 &1849 Maple Grove Road in the Kanata West community.

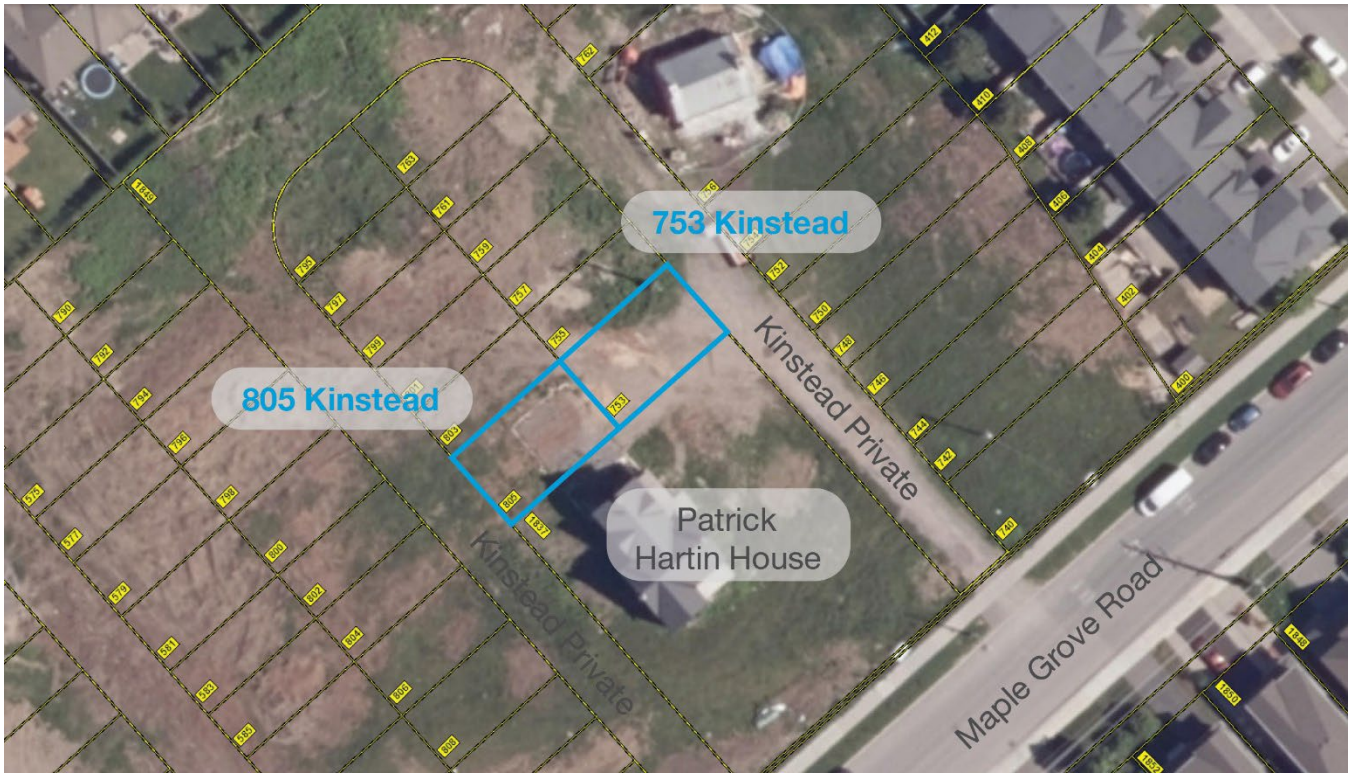


Figure 1: Subject Property and Surrounding Area

The subject properties are located immediately north of the Patrick Hartin House at 1837 Maple Grove Road. The Patrick Hartin House, built in 1886, is listed on the City of Ottawa Heritage Register but is not designated under Part IV of the Ontario Heritage Act. It is a detached dwelling in the vernacular architectural style, with an L-shaped farmhouse design with cross-gabled roof, wood baseboards, contrasting stone quoins, stone voussoirs, stone sills and an open porch. The property on which the Patrick Hartin House sits is zoned to permit residential and/or commercial uses including bank, office, retail store, personal service business, medical facility, artist studio, and restaurant.

The area surrounding the subject properties consists of a low-rise, predominantly residential neighbourhood featuring a mix of townhouses and detached dwellings. Townhouse dwelling lots immediately abut the north, east, and west of the subdivision. Detached dwelling lots are located immediately to the south, across Maple Grove Road.

1.2 Application Context and History

Fotenn submitted concurrent Plan of Subdivision (file no. D07-16-21-0005) and Major Zoning By-law Amendment (file no. D02-02-21-0022) applications on behalf of Mattamy for the properties municipally known as 1837 & 1849 Maple Grove Road in March 2021. The Plan of Subdivision application received draft approval in January 2022 and the Zoning By-law Amendment application was approved in August 2022. Mattamy Homes is currently constructing the approved subdivision, which will include 62 back-to-back townhouse units and 28 standard townhouse units. Two (2) existing buildings on the City's Heritage Register, the Patrick Hartin House and a stone cottage, have been retained as part of the approved subdivision.

The subject properties are part of Block 5 of the Plan of Subdivision (Plan 4M-1720), which is currently under construction. The subject properties are legally known as Parts 55 and 56, Plan 4R-35536.

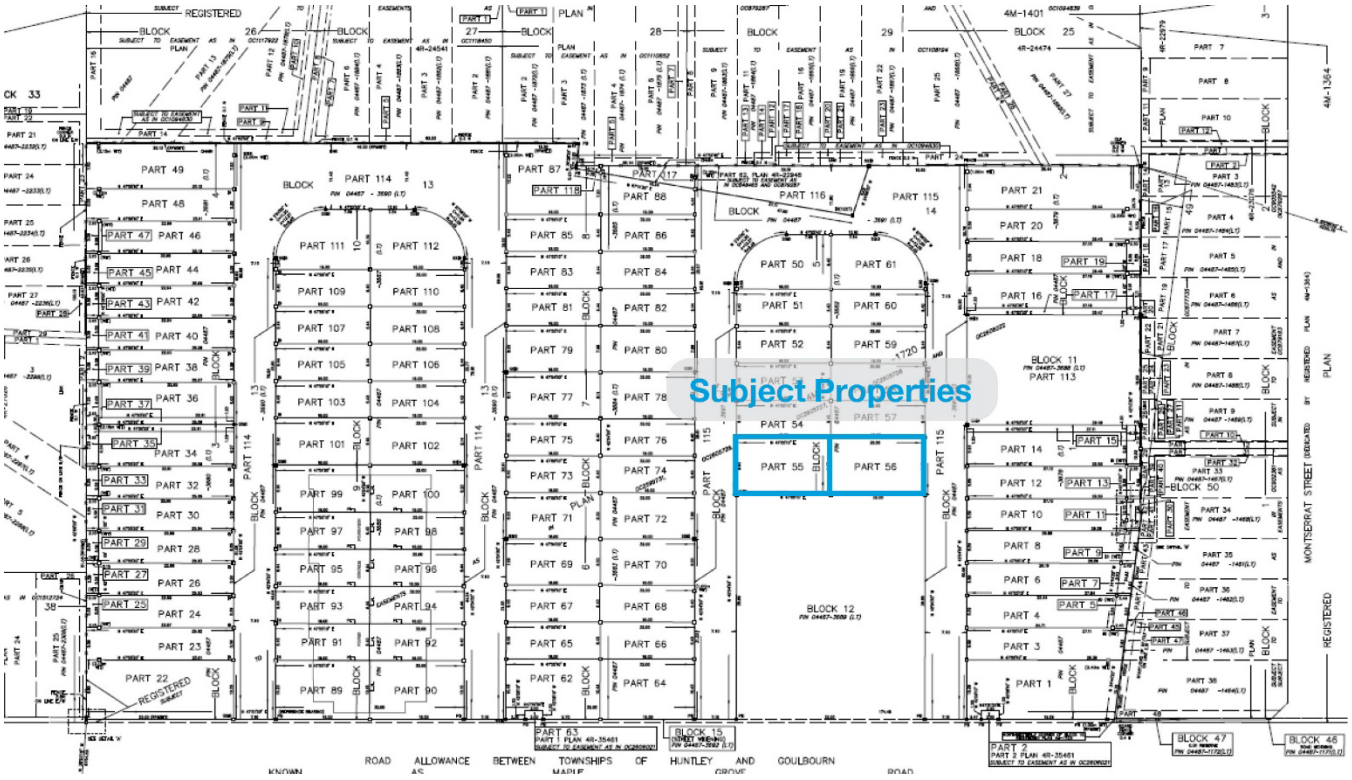


Figure 2: Registered Plan 4R-35536

2.0
Overview of Applications

2.1 Proposed Development

The subject properties are currently being developed with back-to-back townhouse units as part of Block 5 of the registered Plan of Subdivision (Plan 4M-1720). The block consists of twelve (12) back-to-back townhouse dwellings.

Although a Building Permit was issued for the construction of the back-to-back townhouse block (and the block's construction is nearly finalized), City Building Code Services staff notified Mattamy that the block's south-facing porch and covered balcony were set back closer to the interior lot line to the south than permitted by the Zoning By-law. More specifically, the attached porch and balconies for both 753 & 805 Kinstead Private are 40 centimetres closer to the interior (south) side lot line than permitted under Table 65 (Permitted Projections into Required Yards) of the Zoning By-law.

Figures 3 through 5 below show excerpts of building elevations for both 753 & 805 Kinstead Private, illustrating the balconies and porches that project into the adjacent southern interior side yard.

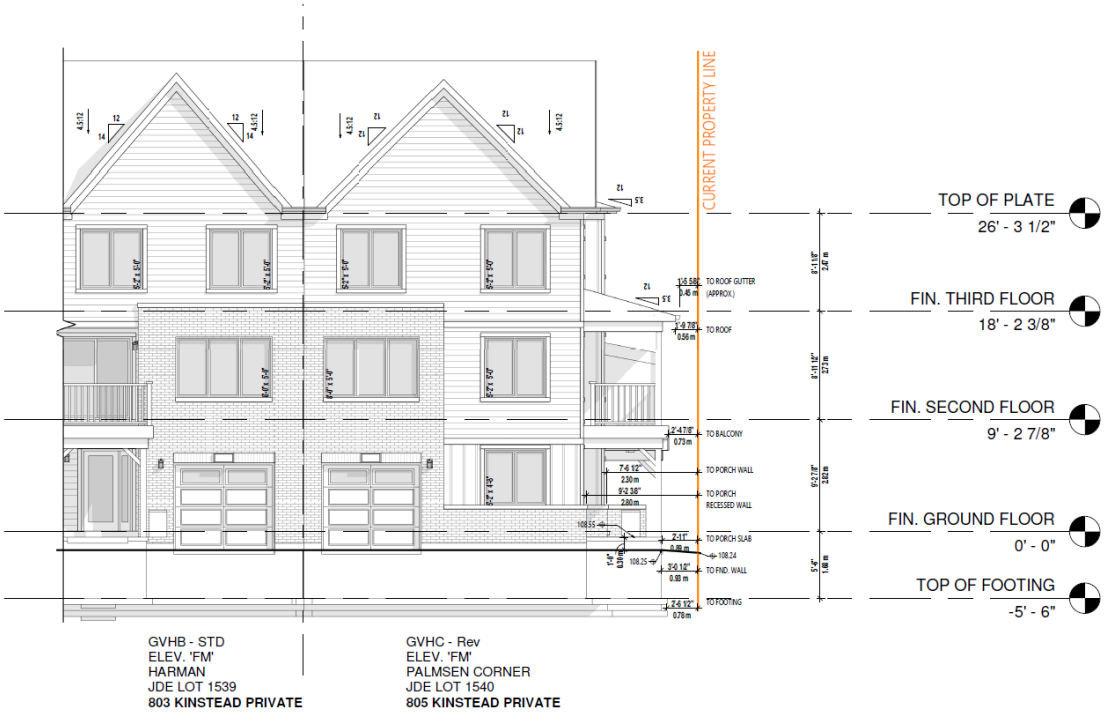


Figure 3: 805 Kinstead Private Front Elevation (looking east)

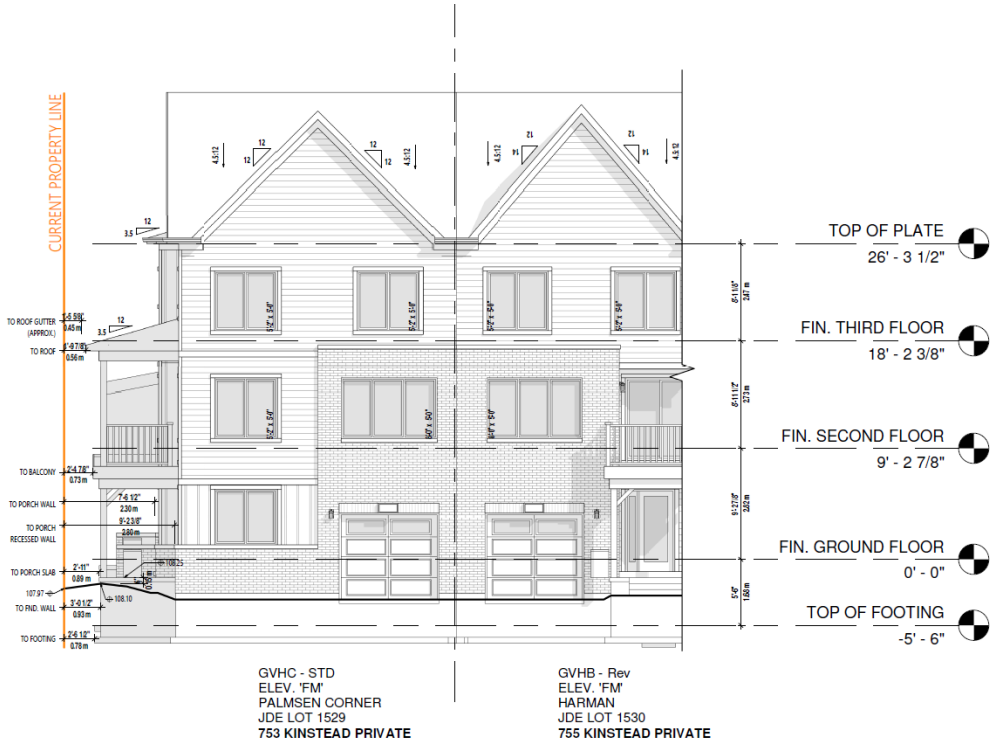


Figure 4: 753 Kinstead Private Front Elevation (looking west)

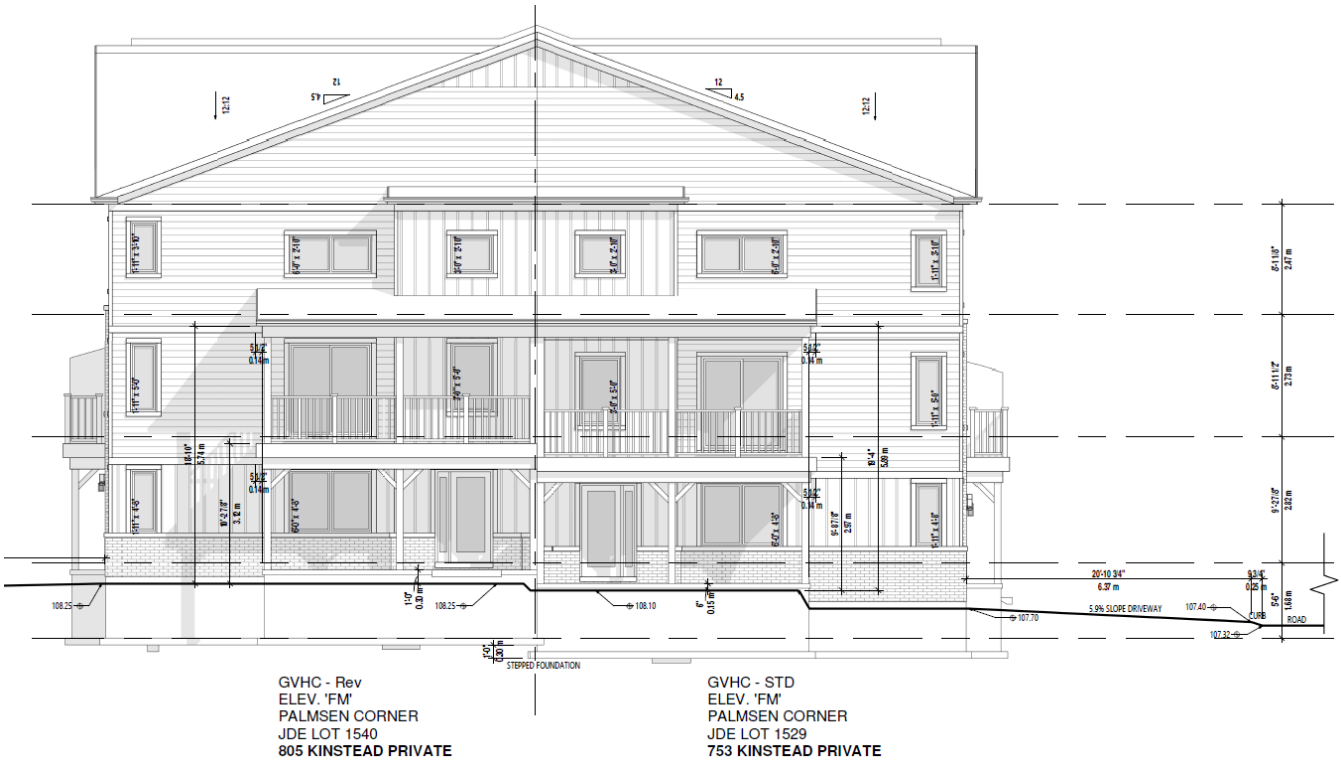


Figure 5: Side Elevation of 753 & 805 Kinstead Private (looking north)

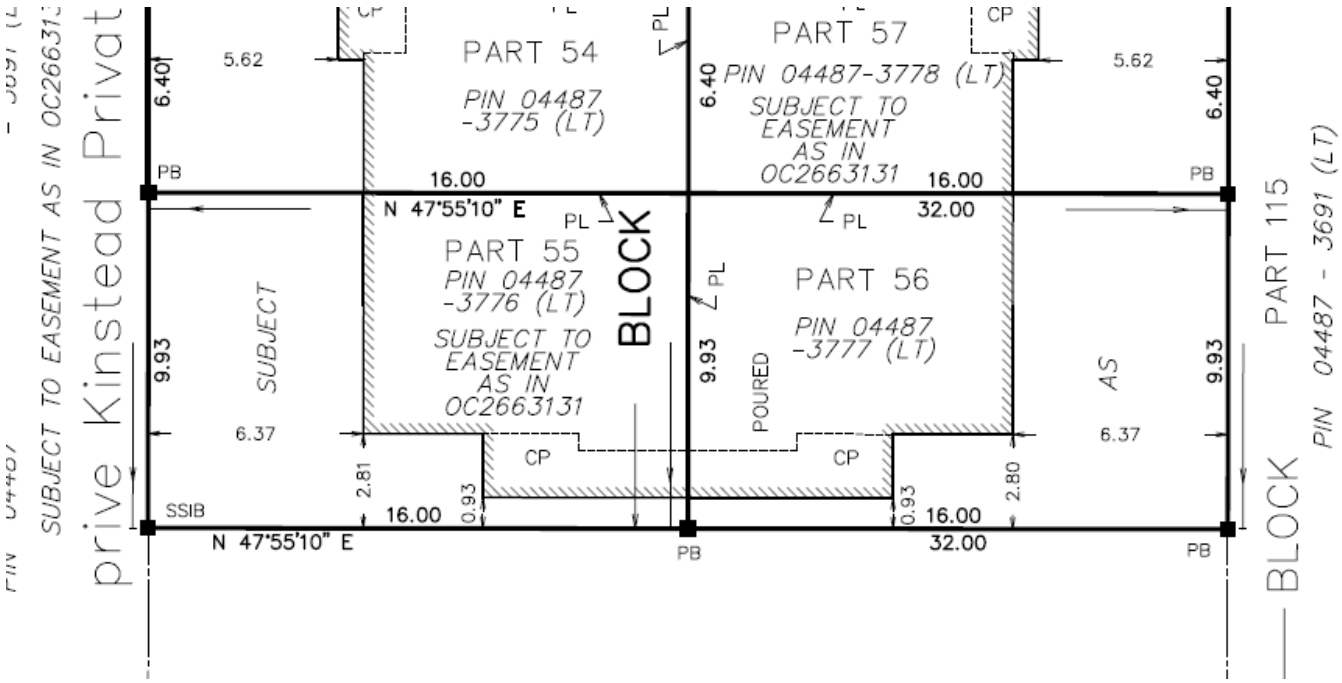


Figure 6: Excerpt from the Plan of Survey showing the location of the building foundation

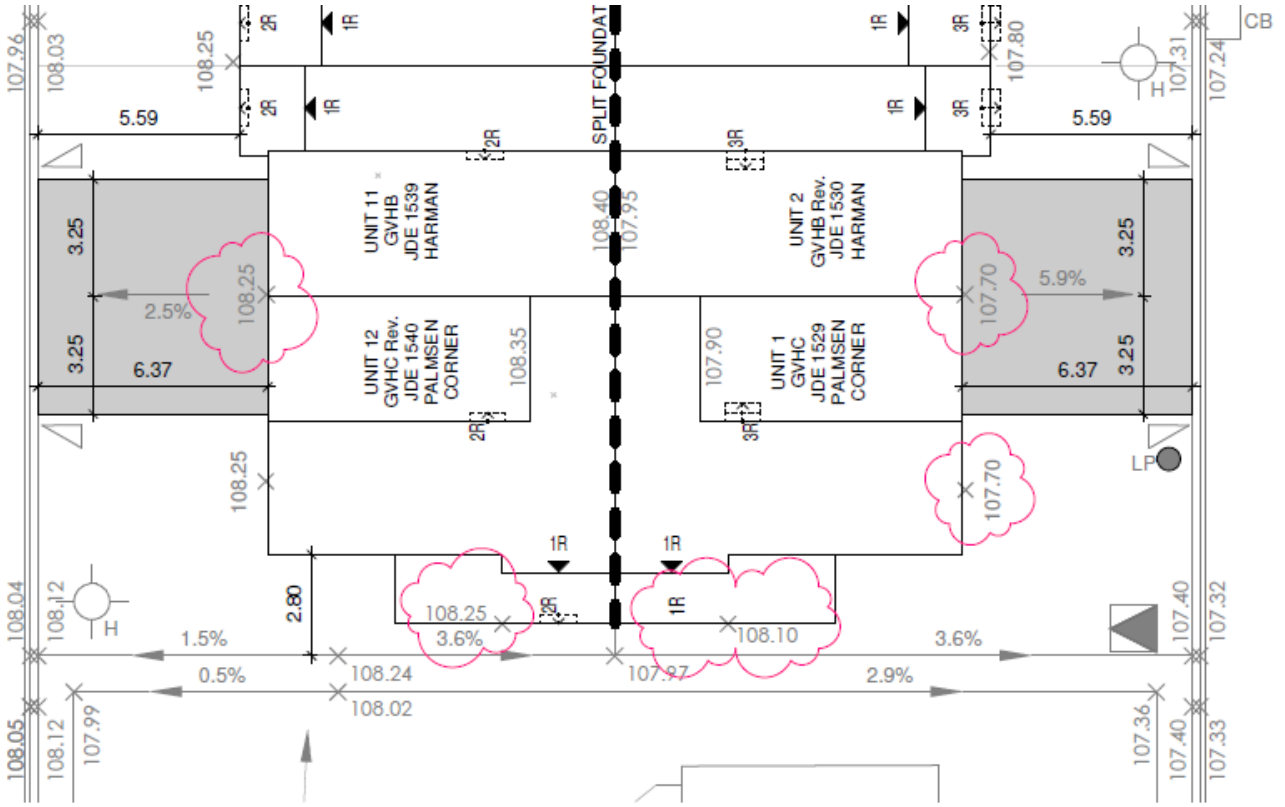


Figure 7: Excerpt from the Siting Plan



Figure 8: Photograph of the balconies as constructed

2.2 Required Minor Variances

While the development broadly complies with the applicable provisions of the Zoning By-law, the following minor variances are requested to obtain occupancy permits:

- To permit a porch to project within 0.8 metres of an interior side lot line and permit a covered balcony to project within 0.5 metres of an interior side lot line, whereas the by-law permits a covered balcony or porch to project up to 2 metres into a required yard, but no closer than 1 metre from any lot line (Table 65 (6) (c)).

3.0
Policy and Regulatory Context

3.1 City of Ottawa Official Plan (2022)

The Official Plan for the City of Ottawa was approved November 4, 2022. The Plan provides a framework for development in the City until 2046, when it is expected that the City's population will surpass 1.4 million people. The Official Plan directs how the City will accommodate this growth over time and sets out the policies to guide the development and growth of the City.

The subject properties are designated Neighbourhood within the Suburban Transect, as shown on Schedule B5 – Suburban (West) Transect of the Official Plan, per Figure 9 below.

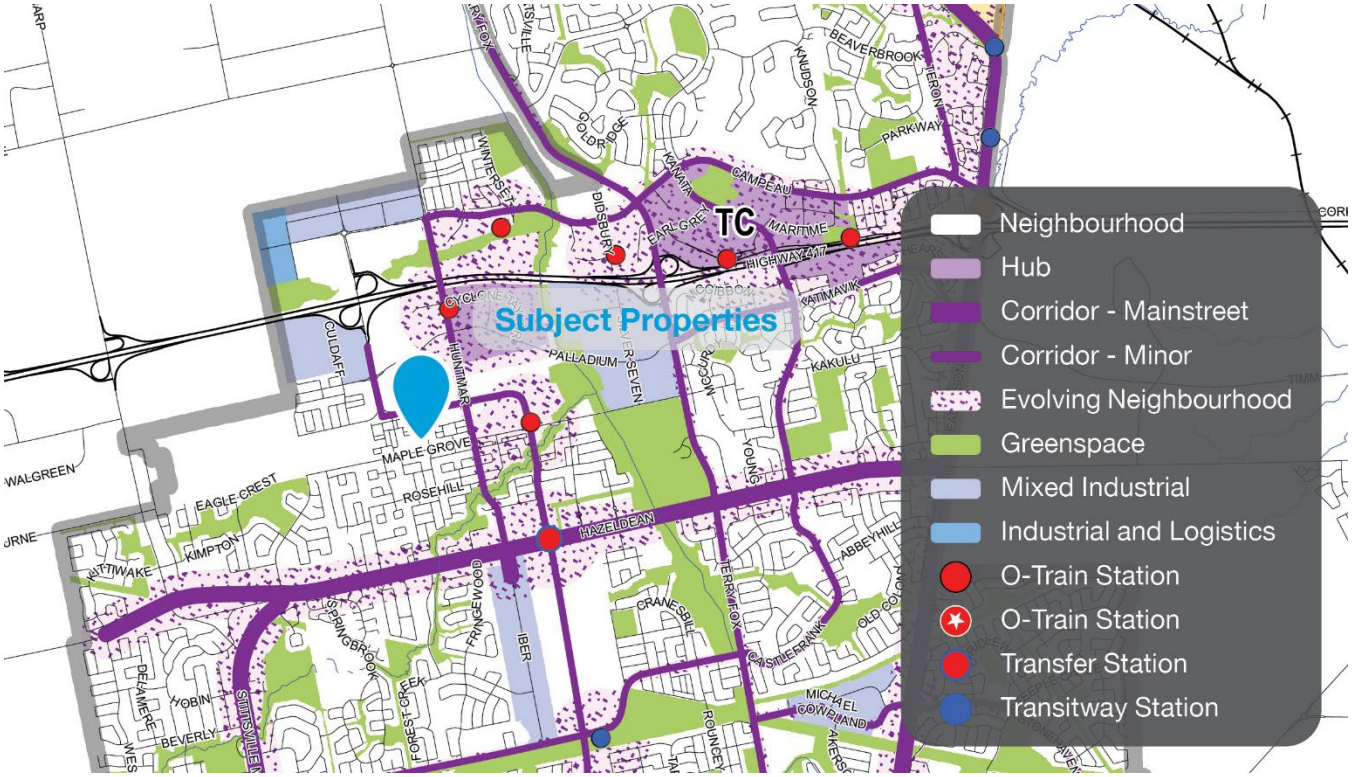


Figure 9: Schedule B5 - Suburban (West) Transect

The Suburban Transect comprises neighbourhoods within the urban boundary located outside of the Greenbelt. Neighbourhoods generally reflect the conventional suburban model described in Table 6 in Subsection 5.3 and are characterized by the separation of land uses, stand-alone buildings, generous setbacks and low-rise built forms.

The Official Plan recognizes the suburban pattern on built form and site design while supporting an evolution towards 15-minute neighbourhoods.

Section 6.3 of the Official Plan outlines policies for lands designated as Neighbourhood. Neighborhoods are contiguous urban areas that constitute the heart of communities. They are planned for ongoing gradual, integrated, sustainable, and internally compatible development. Neighbourhood policies will allow for the development of a full range and choice of housing, with complementary small-scale non-residential land uses to support the creation of 15- minute neighbourhoods.

The proposed low-rise, back-to-back townhouse dwellings on the subject properties are permitted in the Neighbourhood designation and in the Suburban Transect.

3.2 Kanata West Concept Pan

The Kanata West Concept Plan includes a vision, objectives, and planning and design direction to guide future subdivision and development applications within its boundary.

3.2.1 Land Use Designation

The subject properties are designated "Residential (Area B)" in the Kanata West Concept Plan (2002, updated 2005). The "Residential (Area B)" land use designation is designed to permit a range of residential dwelling types in a transit-oriented and pedestrian friendly environment. Densities are encouraged to mimic Ottawa's post-war communities. These urban densities will result in less land consumption, and a more efficient use of services and transit.

The proposed back-to-back townhouses are permitted within the "Residential (Area B)" land use designation.

3.3 City of Ottawa Comprehensive Zoning By-law (2008-250)

The subject properties are zoned Residential Third Density, Subzone YY, Urban Exception 2796 – R3YY[2796]. The proposed back-to-back townhouses are permitted in the R3YY[2796] zone.

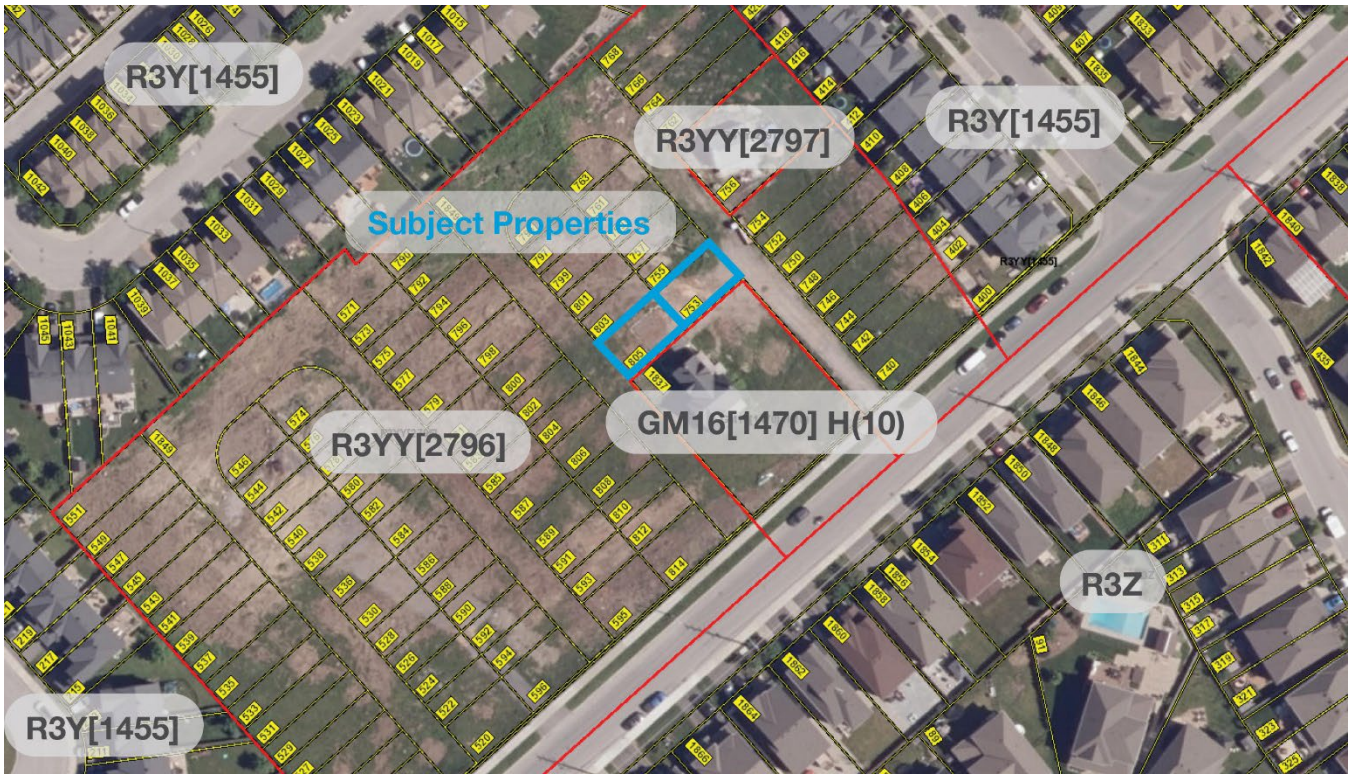


Figure 10: Zoning Map of the Subject Properties and surrounding subdivision (GeoOttawa)

3.3.1 Zone Performance Standards and Analysis

The table below outline's the proposed development's compliance with the applicable R3YY[2796] zone. Areas of compliance are noted with a green "**Yes**" and areas of non-compliance are noted with a red "**No**".

Zoning Mechanism	Provision	Provided	Compliance
Minimum Lot Width Exception 2796	**5.5 metres**	**9.93 metres**	**Yes**
Minimum Lot Area Exception 2796	**81 square metres**	**158.9 square metres**	**Yes**
Maximum Building Height Exception 2796	**14 metres**	**10.52 metres**	**Yes**
Minimum Front Yard Setback Exception 2796	**5.2 metres**	**6.37 metres**	**Yes**
Minimum Rear Yard Setback where dwellings are attached back-to-back Exception 2796	**0 metres**	**0 metres**	**Yes**
Minium Interior Side Yard Setback Exception 2796	**1.2 metres**	**2.3 metres**	**Yes**
Maximum permitted projection into a required yard for a balcony or porch S. 65 (6) (c)	**2 metres, but not closer than 1 metre from any lot line**	**Covered balcony: 0.56 metres from the interior side lot line** **Covered porch: 0.89 metres from the interior side lot line**	**No** **No**
Maximum permitted projection for eaves, eave-troughs, and gutters S. 65 (2)	**1 m, but not closer than 0.3 metres to a lot line**	**0.45 metres from the interior side lot line**	**Yes**
Minimum Vehicle Parking Area C, Schedule 1A	**1 space per dwelling unit**	**1 space**	**Yes**

4.0 Minor Variance Application – The Four Tests

It is our professional opinion that the proposed minor variances constitute good planning and meet the four (4) tests outlined under Section 45(1) of the Planning Act as discussed below.

4.1 Do the Variances Maintain the General Intent and Purpose of the Official Plan?

The intent and purpose of the Official Plan as it relates to the subject properties is to accommodate a wide range of ground-oriented, low-rise residential dwelling types within Neighbourhoods in order to promote the creation of 15-minute neighbourhoods.

The Official Plan designates the subject properties as Neighbourhood in the Suburban Transect, which recognized a suburban pattern of built form and site design while supporting an evolution towards 15-minute neighbourhoods. The Official Plan intends to reinforce neighbourhoods that have all elements of and presently function as 15-minute neighbourhoods; guide those that have a few missing elements into gaining them; and to seed the conditions for future 15-minute neighbourhoods into those that currently are not. Section 4.6.6, Policy 6 of the Official Plan states that low-rise buildings shall be designed to respond to the context, and transect area policies, and shall include areas for soft landscaping, main entrances at-grade, front porches or balconies, where appropriate. Buildings shall integrate architecturally to complement the surrounding context.

The proposed development and requested Minor Variances maintain the intent of the applicable Official Plan policies. In particular, the proposed variances will allow for the appropriate provision of covered porches and balconies that add to an upgraded building elevation facing a building on the Heritage Register.

4.2 Do the Variances Maintain the General Intent and Purpose of the Zoning By-law?

The subject properties are zoned Residential Third Density, Subzone YY, Urban Exception 2796 – R3YY[2796] in the City of Ottawa Comprehensive Zoning By-law (2008-250). The intent and purpose of the R3 zone is to: The purpose of the R3 – Residential Third Density Zone is to:

- allow a mix of residential building forms ranging from detached to townhouse dwellings;
- allow a number of other residential uses to provide additional housing choices within the third density residential areas;
- allow ancillary uses to the principal residential use to allow residents to work at home; and
- regulate development in a manner that is compatible with existing land use patterns so that the mixed dwelling, residential character of a neighbourhood is maintained or enhanced.

The intent of Section 65 is to ensure that projections into required yards are appropriate and do not impose any undue adverse impacts on adjacent properties or the right-of-way. Table 65(6)(c) of the Zoning By-law already envisions the as-of-right projection of balconies and porches up to 2 metres, into required interior side yards, but not closer than 1 metre from any lot line.

The requested variances maintain the intent and purpose of the By-law by providing for only a slight deviation from current permissions and into an interior side yard that does not directly abut a building (with the building to the south being set back approximately six (6) metres from the shared property line).

The proposed variances represent a minor deviation from the Zoning By-law and are not anticipated to result in any undue adverse impacts on the abutting property to the south. The adjacent building to the south is set back approximately six (6) metres from the shared property line.

4.3 Are the Variances Desirable for the Appropriate Development or Use of the Land?

The proposed minor variances permit the development of back-to-back townhouse dwellings which are otherwise compliant with the R3YY[2796] zone and conform with the Neighbourhood designation of the Official Plan by providing for appropriate, context sensitive intensification within the Suburban Transect. Further, policy 1.1.1 within the Provincial Policy Statement (PPS) support the proposed development by:

- promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term;
- accommodating an appropriate affordable and market-based range and mix of residential types;
- promoting the integration of land use planning, growth management, transit-supportive development, intensification and infrastructure planning to achieve cost-effective development patterns, optimization of transit investments, and standards to minimize land consumption and servicing costs; and
- ensuring that necessary infrastructure and public service facilities are or will be available to meet current and projected needs.

The proposed development makes efficient use of the land, proposes land uses that are compatible with the existing context of the surrounding community, makes use of underutilized land connected to services, and positively contributes to provincial and municipal intensification goals. The proposed variances will allow for the provision of quality amenity spaces for the dwellings' residents. The proposed covered porches and balconies will also enhance the visual interest of a townhouse block façade facing a building on the City's Heritage Register.

Overall, the proposed minor variances are desirable and appropriate for the development and use of the lands.

4.4 Are the Variances Minor in Nature?

The variances being sought are minor in nature and deviate only marginally from the maximum requirement under the Zoning By-law. The proposed projections do not affect the overall character of the neighbourhood and do not produce any adverse impact on the public realm or the adjacent property to the south. As the building to the south is set back approximately 6 metres from the shared property line with the subject properties, the proposed variances will not result in an overly close separation distance between the buildings.

Overall, the proposed minor variances are minor in nature.

5.0 Conclusion

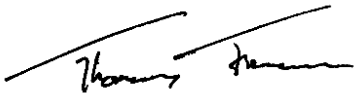
It is our professional opinion that the Minor Variances described herein meet the Four Tests of the Planning Act and result in a development proposal which represents good planning principles and is in the public interest. The variances allow for the establishment of a compatible, low-rise form that contributes positively to the housing supply, the public realm, transit, and active transportation objectives. This report recognizes the following:

- The proposal is consistent with the policies of the Provincial Policy Statement (2020);
- The proposal conforms to the policies and objectives of the “Neighbourhood” Official Plan designation;
- The proposal meets the intent of the City of Ottawa Comprehensive Zoning By-law; and
- The proposed minor variances meet the four tests, as set out in the Planning Act.

Should you have any further comments, please do not hesitate to contact the undersigned.

Sincerely,





Nico Church, MCIP RPP
Senior Planner

Thomas Freeman, B.URPL
Planner

Committee of Adjustment
Received | Reçu le
2024-04-16
City of Ottawa | Ville d'Ottawa
Comité de dérogation

PLAN OF SURVEY OF
BLOCKS 1 TO 10 (INCLUSIVE) REGISTERED PLAN 4M-1720
CITY OF OTTAWA

SCALE 1 : 200
5 0 5 10 metres

J.D. BARNES LIMITED
© COPYRIGHT 2024

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

NOTES
BEARINGS ARE MTM GRID AND ARE REFERRED TO THE NORTHERLY LIMIT OF BLOCK 10, HAVING A BEARING OF N 47°57'50" E AS SHOWN ON REGISTERED PLAN 4M-1720.

DISTANCES ARE GROUND.

ALL BEARING AND DISTANCE MEASUREMENTS CONFORM TO REGISTERED PLAN 4M-1720 AND PLAN 4R-35536, UNLESS OTHERWISE SPECIFIED.

ALL FOUND SURVEY MONUMENTS WERE SET BY JDB UNLESS OTHERWISE SPECIFIED.

ALL BUILDING TIES ARE TAKEN TO CONCRETE FOUNDATION

COMPLIANCE WITH ONTARIO BUILDING CODE SETBACK REQUIREMENTS ARE NOT VERIFIED BY THIS SURVEY.

LEGEND
■	DENOTES	SURVEY MONUMENT FOUND
SSIB	DENOTES	SHORT STANDARD IRON BAR
IB	DENOTES	IRON BAR
SSB	DENOTES	SHORT SPINDLE BAR
⊕1	DENOTES	WITNESS
"1"	DENOTES	REGISTERED PLAN 4M-1720
P1	DENOTES	PLAN 4R-35536
JDB	DENOTES	J.D. BARNES LIMITED
CF	DENOTES	CHAIN LINK FENCE
CLF	DENOTES	CHAIN LINK FENCE
CONC	DENOTES	CONCRETE
PL	DENOTES	PART LIMIT WITHIN DEMSING WALL
CP	DENOTES	CONCRETE PORCH
EASE	DENOTES	EASEMENT
No.	DENOTES	NUMBER
PIN	DENOTES	PARCEL IDENTIFICATION NUMBER

N=NORTH S=SOUTH E=EAST W=WEST

DETAIL 'A'
NOT TO SCALE

DETAIL 'B'
NOT TO SCALE

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 REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON DECEMBER 10, 2023.

FEBRUARY 22, 2024
DATE

SHAWN LEMOIN
ONTARIO LAND SURVEYOR

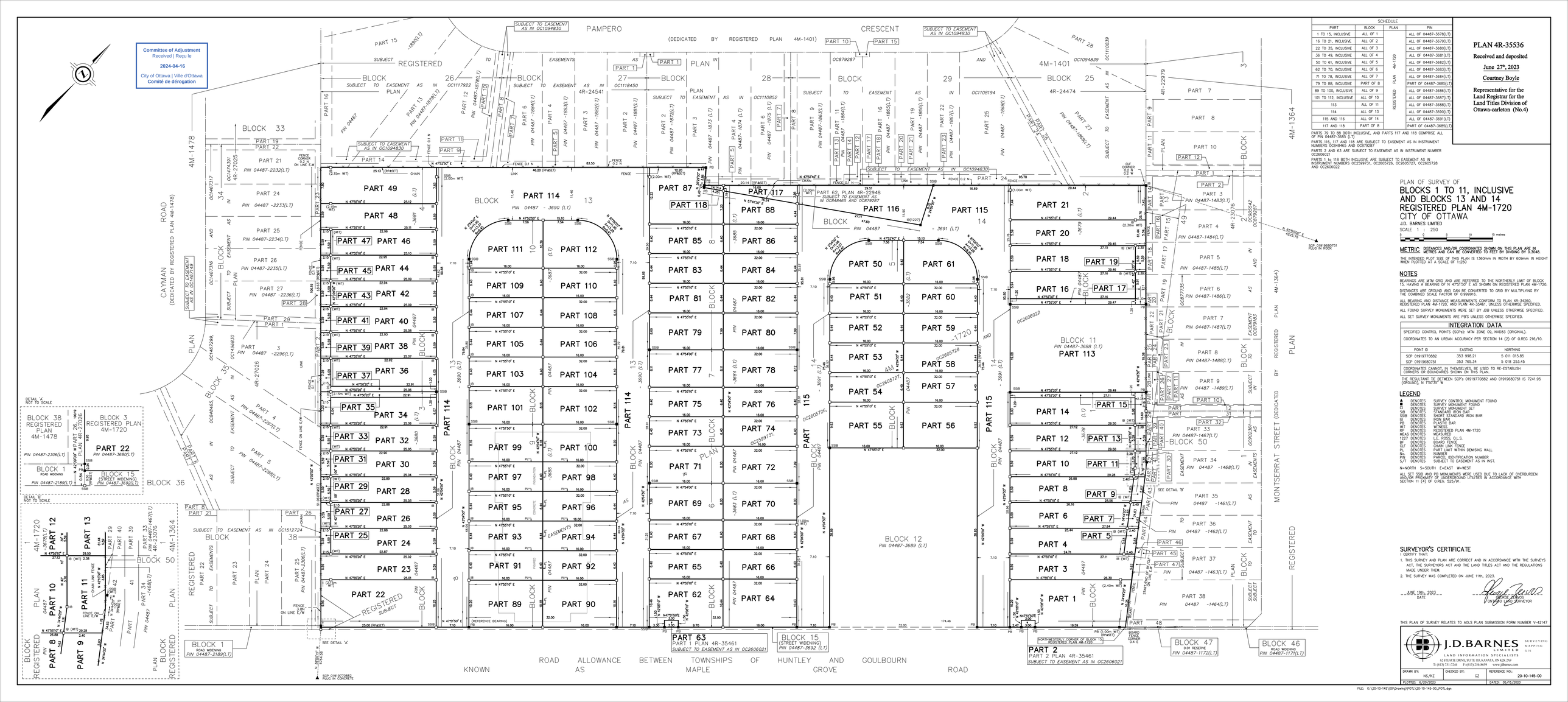
THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER V-58038

J.D.BARNES LIMITED SURVEYING MAPPING GIS
LAND INFORMATION SPECIALISTS
62 STEACIE DRIVE, SUITE 103, KANATA, ON K2K 2A9
T: (613) 731-7268 F: (613) 254-8679 www.jdbarnes.com

DRAWN BY:	CHECKED BY:	REFERENCE NO.:
SM/MS/AM	MS/SL	22-10-119-00
PLOTTED: 2/22/2024		DATED: 11/27/2023

PREPARED FOR: MATTAMY HOMES

FILE: G:\22-10-119\DOT\Drawing\PLAN OF SURVEY FOR OCCUPANCY\22-10-119-00_2024 PLAN OF SURVEY.dgn



SCHEDULE			
PART	BLOCK	PLAN	PIN
1 TO 15, INCLUSIVE	ALL OF 1	REGISTERED PLAN 4M-1720	ALL OF 04487-3678(LT)
16 TO 21, INCLUSIVE	ALL OF 2		ALL OF 04487-3679(LT)
22 TO 35, INCLUSIVE	ALL OF 3		ALL OF 04487-3680(LT)
36 TO 49, INCLUSIVE	ALL OF 4		ALL OF 04487-3681(LT)
50 TO 61, INCLUSIVE	ALL OF 5		ALL OF 04487-3682(LT)
62 TO 70, INCLUSIVE	ALL OF 6		ALL OF 04487-3683(LT)
71 TO 78, INCLUSIVE	ALL OF 7		ALL OF 04487-3684(LT)
79 TO 88, INCLUSIVE	PART OF 8		PART OF 04487-3685(LT)
89 TO 100, INCLUSIVE	ALL OF 9		ALL OF 04487-3686(LT)
101 TO 112, INCLUSIVE	ALL OF 10		ALL OF 04487-3687(LT)
113	ALL OF 11		ALL OF 04487-3688(LT)
114	ALL OF 13		ALL OF 04487-3690(LT)
115 AND 116	ALL OF 14		ALL OF 04487-3691(LT)
117 AND 118	PART OF 8		PART OF 04487-3685(LT)

PARTS 79 TO 88 BOTH INCLUSIVE, AND PARTS 117 AND 118 COMPRISE ALL OF PIN 04487-3685 (LT)

PARTS 116, 117 AND 118 ARE SUBJECT TO EASEMENT AS IN INSTRUMENT NUMBERS OC844465 AND OC879287

PARTS 2 AND 63 ARE SUBJECT TO EASEMENT AS IN INSTRUMENT NUMBER OC2606021

PARTS 1 to 118 BOTH INCLUSIVE ARE SUBJECT TO EASEMENT AS IN INSTRUMENT NUMBERS OC2599731, OC2605726, OC2605727, OC2605728 AND OC2606022

PLAN 4R-35536
Received and deposited
June 27th, 2023
Courtney Boyle
Representative for the Land Registrar for the Land Titles Division of Ottawa-carleton (No.4)

PLAN OF SURVEY OF BLOCKS 1 TO 11, INCLUSIVE AND BLOCKS 13 AND 14 REGISTERED PLAN 4M-1720 CITY OF OTTAWA

J.D. BARNES LIMITED

SCALE 1 : 250

0 5 10 15 metres

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

THE INTENDED PLOT SIZE OF THIS PLAN IS 1360mm IN WIDTH BY 609mm IN HEIGHT WHEN PLOTTED AT A SCALE OF 1:250

NOTES

BEARINGS ARE MTM GRID AND ARE REFERRED TO THE NORTHERLY LIMIT OF BLOCK 15, HAVING A BEARING OF N 47°51'50" E AS SHOWN ON REGISTERED PLAN 4M-1720.

DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999916.

ALL BEARING AND DISTANCE MEASUREMENTS CONFORM TO PLAN 4R-34260, REGISTERED PLAN 4M-1720, AND PLAN 4R-35461, UNLESS OTHERWISE SPECIFIED.

ALL FOUND SURVEY MONUMENTS WERE SET BY JDB UNLESS OTHERWISE SPECIFIED.

ALL SET SURVEY MONUMENTS ARE PIB'S UNLESS OTHERWISE SPECIFIED.

INTEGRATION DATA

SPECIFIED CONTROL POINTS (SCP's): MTM ZONE 09, NAD83 (ORIGINAL).

COORDINATES TO AN URBAN ACCURACY PER SECTION 14 (2) OF O.REG 216/10.

POINT ID	EASTING	NORTHING
SCP 01919770882	353 998.21	5 011 015.85
SCP 01919680751	353 765.34	5 018 253.45

COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

THE RESULTANT TIE BETWEEN SCP's 01919770882 AND 01919680751 IS 7241.95 (GROUND), N 1°50'35" W

LEGEND

■	DENOTES	SURVEY CONTROL MONUMENT FOUND
□	DENOTES	SURVEY MONUMENT FOUND
○	DENOTES	SURVEY MONUMENT SET
SIB	DENOTES	STANDARD IRON BAR
SSIB	DENOTES	SHORT STANDARD IRON BAR
IB	DENOTES	IRON BAR
PIB	DENOTES	PLASTIC BAR
WIT	DENOTES	WITNESS
(R)	DENOTES	AS PER REGISTERED PLAN 4M-1720
MEAS	DENOTES	MEASURED
1227	DENOTES	L.E. ROSS, O.L.S.
BF	DENOTES	BOARD FENCE
CLF	DENOTES	CHAIN LINK FENCE
PL	DENOTES	PART LIMIT WITHIN DEMISING WALL
No.	DENOTES	NUMBER
PIN	DENOTES	PARCEL IDENTIFICATION NUMBER
S/T	DENOTES	SUBJECT TO EASEMENT AS IN INST.

N=NORTH S=SOUTH E=EAST W=WEST

ALL SET SSIB AND PB MONUMENTS WERE USED DUE TO LACK OF OVERBURDEN AND/OR PROXIMITY OF UNDERGROUND UTILITIES IN ACCORDANCE WITH SECTION 11 (A) OF O.REG. 525/91.

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 JUNE 11th, 2023.

JUNE 19th, 2023
DATE

LEONARD ROSS
ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER V-42147

J.D.BARNES LIMITED
LAND INFORMATION SPECIALISTS
62 STEACIE DRIVE, SUITE 103, KANATA, ON, K2K 2A9
T: (613) 733-1744 F: (613) 254-8659 www.jdbarnes.com

SURVEYING MAPPING GIS

DRAWN BY:	CHECKED BY:	REFERENCE NO.:
NS/KZ	GZ	20-10-145-00
PLOTTED: 6/20/2023		DATED: 05/15/2023

FILE: G:\20-10-145\007\drawing\plot\L20-10-145-00_PLOT.dgn

Committee of Adjustment
Received | Reçu le
2024-04-16
City of Ottawa | Ville d'Ottawa
Comité de dérogation

APPROVED UNDER SECTION 51 of the PLANNING ACT,
BY THE CITY OF OTTAWA, THIS 18th DAY OF April, 2023.

DON HERWEYER, MCIP, RPP, ACTING GENERAL MANAGER, PLANNING, REAL ESTATE AND ECONOMIC DEVELOPMENT DEPARTMENT, CITY OF OTTAWA

PLAN 4M- 1720

I CERTIFY THAT THIS PLAN IS REGISTERED IN THE LAND REGISTRY OFFICE FOR THE LAND TITLES DIVISION OF OTTAWA-CARLETON (No. 4)
AT 11:02 O'CLOCK ON THE 24 DAY OF April, 2023 AND ENTERED IN THE PARCEL REGISTER FOR PROPERTY IDENTIFIER 04487-3369, 04487-1590 and 04487-1591
AND THE REQUIRED CONSENTS ARE REGISTERED AS PLAN DOCUMENT No. OC2591401

Christopher Holloway
REPRESENTATIVE FOR LAND REGISTRAR

THIS PLAN COMPRISES ALL OF PINS 04487-3369(LT), 04487-1590(LT) AND 04487-1591(LT)

PART OF BLOCKS 8 AND 14 ARE SUBJECT TO EASEMENT AS IN OC848465 AND OC879287

PLAN OF SUBDIVISION OF
PART OF LOT 1
CONCESSION 1
(GEOGRAPHIC TOWNSHIP OF HUNTLEY)
NOW IN THE
CITY OF OTTAWA

SCALE 1 : 250
0 5 10 15 metres

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

J.D. BARNES LIMITED

NOTES

BEARINGS ARE MTM GRID AND ARE REFERRED TO THE EASTERLY LIMITS OF BLOCKS 34, 35, AND 36, HAVING A BEARING OF N 42°09'00" W AS SHOWN ON REGISTERED PLAN 4M-1478.

DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999916.

ALL FOUND SURVEY MONUMENTS WERE SET BY JDB UNLESS OTHERWISE SPECIFIED.

ALL FOUND AND SET SURVEY MONUMENTS ARE PB'S UNLESS OTHERWISE SPECIFIED.

INTEGRATION DATA

SPECIFIED CONTROL POINTS (SCPs): MTM ZONE 09, NAD83 (ORIGINAL).

COORDINATES TO AN URBAN ACCURACY PER SECTION 14 (2) OF O.REG. 216/10.

POINT ID	EASTING	NORTHING
SCP 01919770882	353 998.21	5 011 015.85
SCP 01919680751	353 765.34	5 018 253.45

COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

THE RESULTANT TIE BETWEEN SCP's 01919770882 AND 01919680751 IS 7241.95 (GROUND), N 1°50'30" W

LEGEND

▲	DENOTES	SURVEY CONTROL MONUMENT FOUND
■	DENOTES	SURVEY MONUMENT FOUND
●	DENOTES	SURVEY MONUMENT SET
SSIB	DENOTES	STANDARD IRON BAR
SSIB	DENOTES	SHORT STANDARD IRON BAR
PB	DENOTES	PLASTIC BAR
IB	DENOTES	IRON BAR
WIT	DENOTES	WITNESS
MEAS	DENOTES	MEASURED
SCP	DENOTES	SPECIFIED CONTROL POINT
JDB	DENOTES	J.D. BARNES LTD.
BDF	DENOTES	BOARD FENCE
CLF	DENOTES	CHAIN LINK FENCE
RP	DENOTES	REGISTERED PLAN 4M-1364
RP1	DENOTES	REGISTERED PLAN 4M-1478
RP2	DENOTES	REGISTERED PLAN 4M-1401
P	DENOTES	PLAN 4R-27026
P1	DENOTES	PLAN 4R-27025
P2	DENOTES	PLAN 4R-22948
P3	DENOTES	PLAN 4R-34260

N=NORTH S=SOUTH E=EAST W=WEST

ALL SET SSIB AND PB MONUMENTS WERE USED DUE TO LACK OF OVERBURDEN AND/OR PROXIMITY OF UNDERGROUND UTILITIES IN ACCORDANCE WITH SECTION 11 (4) OF O.REG. 525/91.

OWNER'S CERTIFICATE - PLAN OF SUBDIVISION

THIS IS TO CERTIFY THAT:
1. BLOCKS 1 TO 14, BOTH INCLUSIVE, AND THE STREET WIDENING, NAMELY BLOCK 15, HAVE BEEN LAID OUT IN ACCORDANCE WITH OUR INSTRUCTIONS.
2. THE STREET WIDENING IS HEREBY DEDICATED TO CITY OF OTTAWA AS PUBLIC HIGHWAY.

DATED THIS 9th DAY OF March 2023

MATTAMY (MAPLE GROVE) LIMITED

KEVIN MURPHY – VICE PRESIDENT – LAND DEVELOPMENT
"I HAVE THE AUTHORITY TO BIND THE CORPORATION"

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 DECEMBER 7th, 2022.

JANUARY 26th, 2023
DATE

GEORGIOS ZERVOS
ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER V-41998

J. D. BARNES LIMITED
SURVEYING MAPPING GIS
LAND INFORMATION SPECIALISTS
62 STEACIE DRIVE, SUITE 165, KANATA, ON K2K 2A9
T: (613) 731-7244 F: (613) 254-8659 www.jdbarnes.com

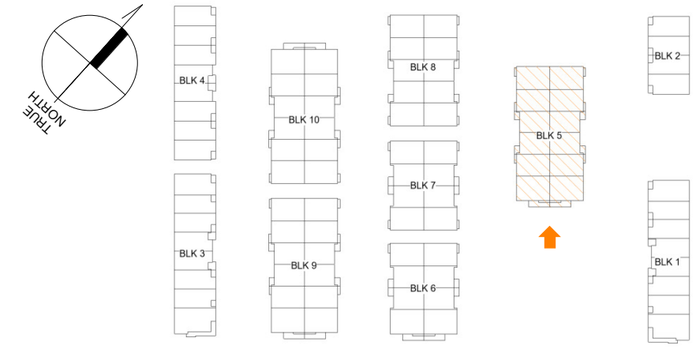
DRAWN BY:	CHECKED BY:	REFERENCE NO.:
NS	NS/GZ	20-10-145-00 V1.1
PLOTTED: 3/9/2023		DATED: 12/17/2021

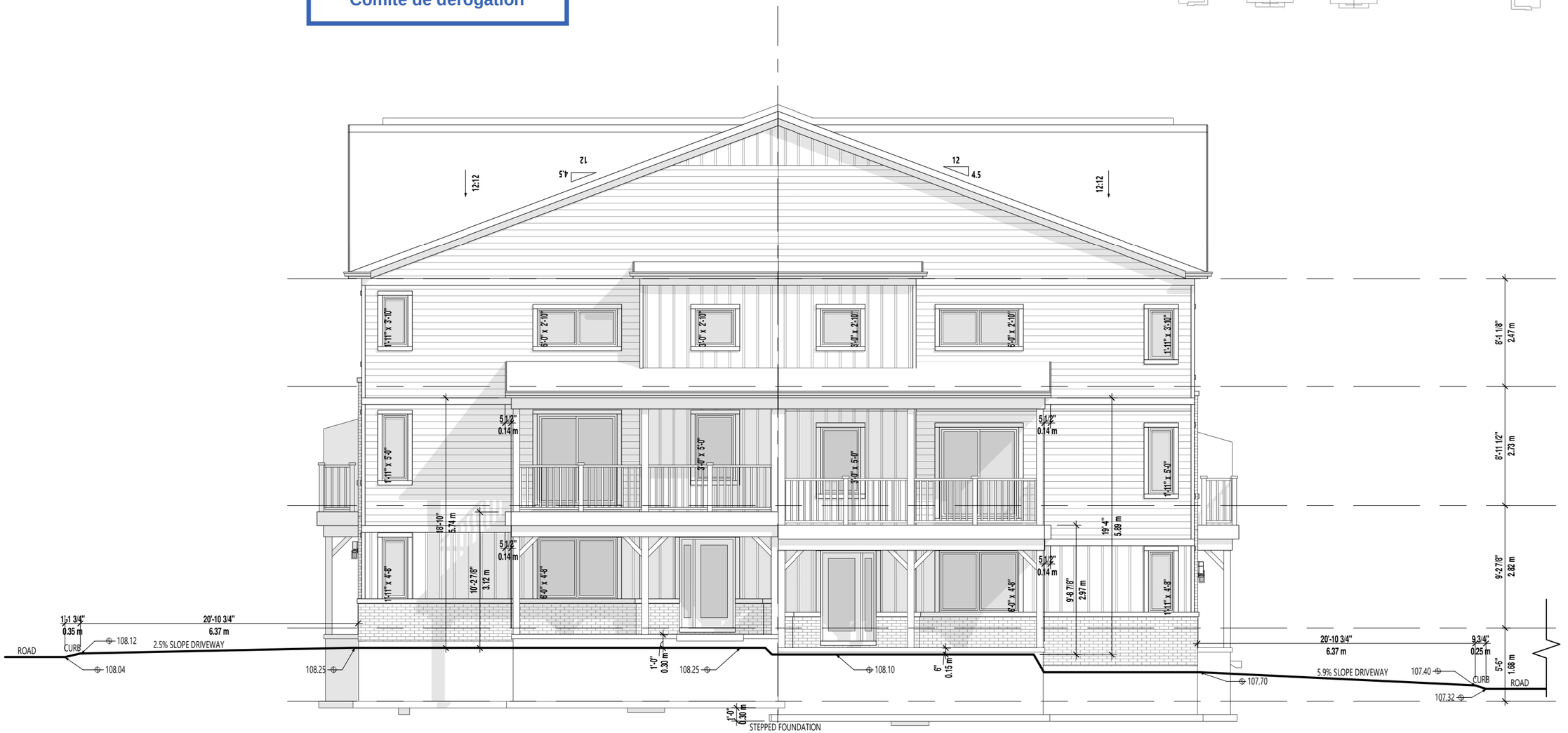
FILE: G:\20-10-145\00\Drawing\4m-Plan\20-10-145-00_4m-Plan.dgn

Committee of Adjustment
Received | Reçu le

2024-04-16

City of Ottawa | Ville d'Ottawa
Comité de dérogation





GVHC - Rev
ELEV. 'FM'
PALMSEN CORNER
JDE LOT 1540
805 KINSTEAD PRIVATE

GVHC - STD
ELEV. 'FM'
PALMSEN CORNER
JDE LOT 1529
753 KINSTEAD PRIVATE

ISSUED / REVISION CHART

BY	DESCRIPTION OF ISSUE/REVISION	YYYY-MM-DD

ENGINEER'S STAMP

ARCHITECT'S STAMP

ARCHITECT DISCLAIMER
COPYRIGHT OF THIS DRAWING AND DESIGN IS RESERVED BY THE DESIGNER. THE DRAWING AND ALL ASSOCIATED DOCUMENTS ARE AN INSTRUMENT OF SERVICE BY THE DESIGNER. THE DRAWING AND THE INFORMATION CONTAINED HEREIN SHALL NOT BE USED, REPRODUCED OR REVISED IN ANY MANNER WITHOUT THE EXPRESS WRITTEN CONSENT OF THE DESIGNER. THESE CONTRACT DOCUMENTS ARE THE PROPERTY OF THE ARCHITECT. THE ARCHITECT BEARS NO RESPONSIBILITY FOR THE INTERPRETATION OF THESE DOCUMENTS BY THE CONTRACTOR UNLESS CLARIFICATION HAS BEEN REQUESTED IN WRITING AND RECEIVED FROM THE ARCHITECT. THE CONTRACTOR WILL PROVIDE WRITTEN GRAPHIC CLARIFICATION OR SUPPLEMENTARY INFORMATION REGARDING THE INTENT OF THE CONTRACT DOCUMENTS. THE ARCHITECT WILL REVIEW, SHOP DRAWINGS SUBMITTED BY THE CONTRACTOR FOR DESIGN CONFORMANCE ONLY. THE CONTRACTOR IS RESPONSIBLE FOR ALL DIMENSIONS AND REPORT ANY DISCREPANCIES WITH THE CONTRACT DOCUMENTS TO DRAWINGS ARE NOT TO BE SCALED FOR CONSTRUCTION. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS REQUIRED TO PERFORM THE WORK AND REPORT, ANY DISC
THE ARCHITECT BEFORE COMMENCING WORK.
PLUMBING, ELECTRICAL, MECHANICAL OR ELECTRICAL DEVICES, FITTINGS, AND FIXTURES ARE INDICATED ON ARCHITECTURAL DRAWINGS. THE LOCATIONS SHOWN ON THE ARCHITECTURAL
MECHANICAL AND ELECTRICAL DRAWINGS. THOSE ITEMS NOT CLEARLY LOCATED WILL BE LOCATED AS DIRECTED BY THE ARCHITECT.
ALL CONSTRUCTION SHALL CONFORM WITH THE CODE AND BYLAWS OF THE AUTHORITIES HAVING
THESE DRAWINGS ARE NOT TO BE USED FOR CONSTRUCTION UNLESS NOTED BELOW AS "ISSUED" FOR CONSTRUCTION. ALL WORK TO BE CARRIED OUT IN CONFORMANCE WITH THE CO
JURISDICTION.
THE DESIGNER OF THESE PLANS AND SPECIFICATIONS GIVES NO WARRANTY OR REPRESENTATION TO ANY PARTY ABOUT THE CONSTRUCTABILITY OF THE REPRESENTED BY THEM. ALL CONTRACTORS OR SUBCONTRACTORS MUST SATISFY THEMSELVES WHEN BIDDING AND AT ALL TIMES THAT THEY CAN PROPERLY CONSTRUCT THE WORK REPRESENTED BY THESE PLANS.

organica studio + inc
architecture | interiors | strategy | management
7-145 BRINGHAM STREET,
ETOBICOKE, ON.
M8V 3J5
info@organicastudio.ca
T: 905 852 5758

684 KING ST W,
3RD FLOOR,
TORONTO, ON.
M5V 1M7
tw@gmstudio.ca
GM STUDIO

MATTAMY HOMES
MAPLE GROVE
OTTAWA, ON

FARMHOUSE MODERN (FM)
1837 & 1849 MAPLE GROVE ROAD

BLOCK 5 - FM
SHEET A2.01a

SCALE	SHEET SIZE	ISSUE DATE
As indicated	11x17	2024/04/05

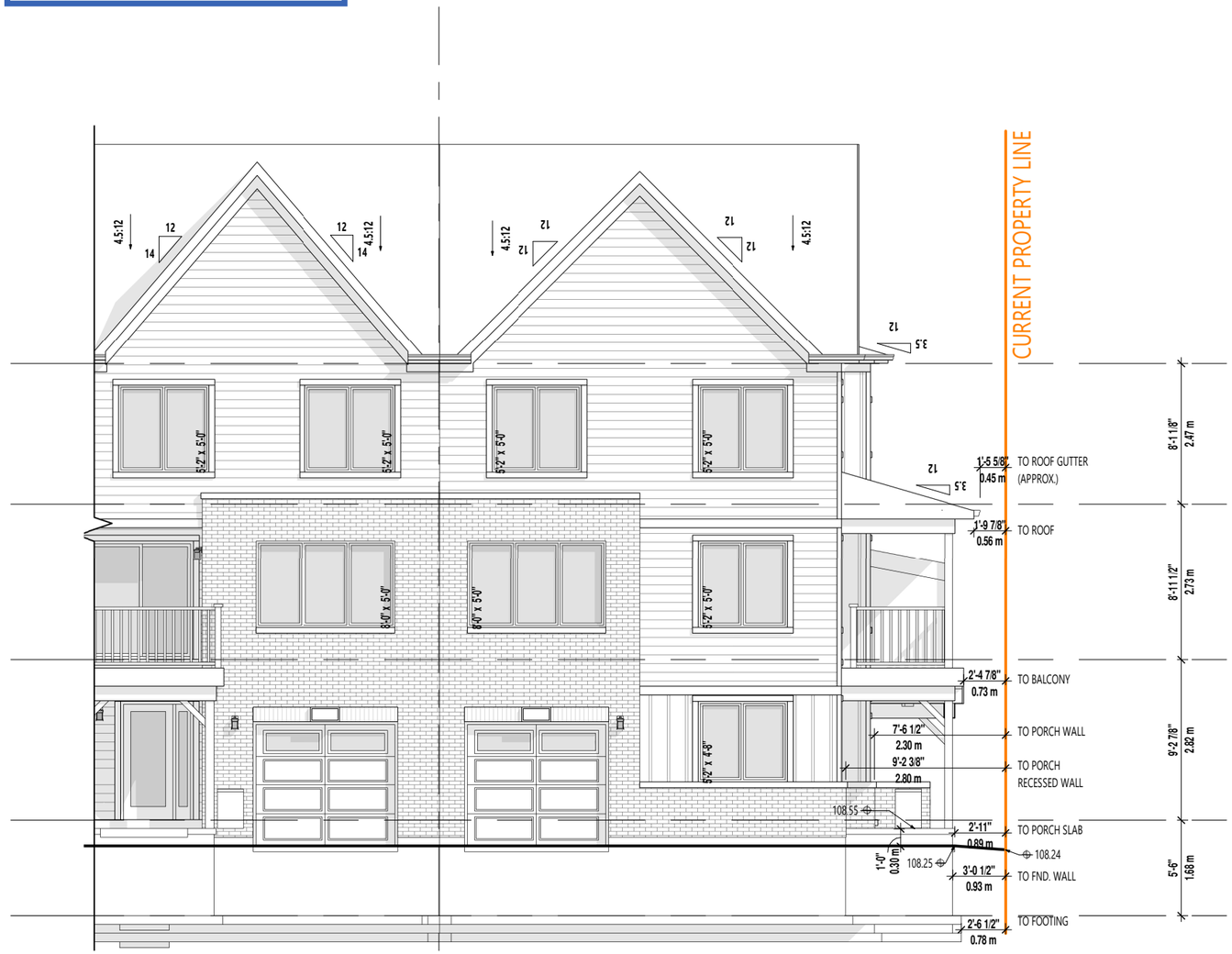
SIDE ELEVATION (753 & 805 KINGSTEAD PRIVATE)

TOTAL ACTUAL SQFT

Committee of Adjustment
Received | Reçu le

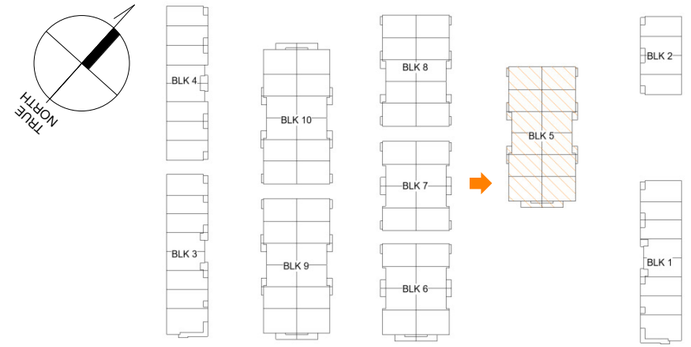
2024-04-16

City of Ottawa | Ville d'Ottawa
Comité de dérogation



GVHB - STD
ELEV. 'FM'
HARMAN
JDE LOT 1539
803 KINSTEAD PRIVATE

GVHC - Rev
ELEV. 'FM'
PALMSEN CORNER
JDE LOT 1540
805 KINSTEAD PRIVATE



ISSUED / REVISION CHART

BY	DESCRIPTION	2024-04-05

ENGINEER'S STAMP

ARCHITECT'S STAMP

ARCHITECT DISCLAIMER
COPYRIGHT OF THIS DRAWING AND DESIGN IS RESERVED BY THE DESIGNER. THE DRAWING AND ALL ASSOCIATED DOCUMENTS ARE AN INSTRUMENT OF SERVICE BY THE DESIGNER. THE DRAWING AND THE INFORMATION CONTAINED THEREIN MAY NOT BE USED, REPRODUCED OR REVISED IN ANY MANNER WITHOUT THE EXPRESS WRITTEN CONSENT OF THE DESIGNER. ALL REPRODUCTIONS OF THESE CONTRACT DOCUMENTS ARE THE PROPERTY OF THE ARCHITECT. THE ARCHITECT BEARS NO RESPONSIBILITY FOR THE INTERPRETATION OF THESE DOCUMENTS BY THE CONTRACTOR UPON WHICH THE CONTRACTOR MAKES ANY DISCREPANCIES WITH THE CONTRACT DOCUMENTS TO WILL PROVIDE WRITTEN GRAPHIC CLARIFICATION OR SUPPLEMENTARY INFORMATION REGARDING THE INTENT OF THE CONTRACT DOCUMENTS. THE ARCHITECT WILL REVIEW, SHOP DRAWINGS SUBMITTED BY THE CONTRACTOR FOR REVIEW AND REPORT ANY DISCREPANCIES WITH THE CONTRACT DOCUMENTS TO DRAWINGS ARE NOT TO BE SCALED FOR CONSTRUCTION. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS REQUIRED TO PERFORM THE WORK AND REPORT ANY DISCREPANCIES TO THE ARCHITECT BEFORE COMMENCING WORK.
ROUGH-IN DRAWINGS ARE SCHEMATIC ONLY. MECHANICAL OR ELECTRICAL DEVICES, FITTINGS, AND FIXTURES ARE INDICATED ON ARCHITECTURAL DRAWINGS. THE LOCATIONS SHOWN ON THE MECHANICAL AND ELECTRICAL DRAWINGS. THOSE ITEMS NOT CLEARLY LOCATED WILL BE LOCATED AS DIRECTED BY THE ARCHITECT.
THESE DRAWINGS ARE NOT TO BE USED FOR CONSTRUCTION UNLESS NOTED BELOW AS 'ISSUED FOR CONSTRUCTION'. ALL WORK TO BE CARRIED OUT IN CONFORMANCE WITH THE CODE AND BY-LAWS OF THE AUTHORITIES HAVING
THE DESIGNER OF THESE PLANS AND SPECIFICATIONS GIVES NO WARRANTY OR REPRESENTATION TO ANY PARTY ABOUT THE CONSTRUCTABILITY OF THE REPRESENTED BY THEM. ALL CONTRACTORS OR SUBCONTRACTORS MUST SATISFY THEMSELVES WHEN BIDDING AND AT ALL TIMES THAT THEY CAN PROPERLY CONSTRUCT THE WORK REPRESENTED BY THESE PLANS.

orgenica studio + inc
7-145 BIRMINGHAM STREET,
ETOBICOKE, ON.
M8V 2K9
info@orgenicastudio.ca
T: 905 832 5758

634 KING ST W.,
3RD FLOOR,
TORONTO, ON.
M5V 1M3
bim@bimstudio.ca

MATTAMY HOMES
MAPLE GROVE
OTTAWA, ON

FARMHOUSE MODERN (FM)
1837 & 1849 MAPLE GROVE ROAD

BLOCK 5 - FM
SHEET A2.00b

SCALE	SHEET SIZE	ISSUE DATE
As indicated	11x17	2024/04/05

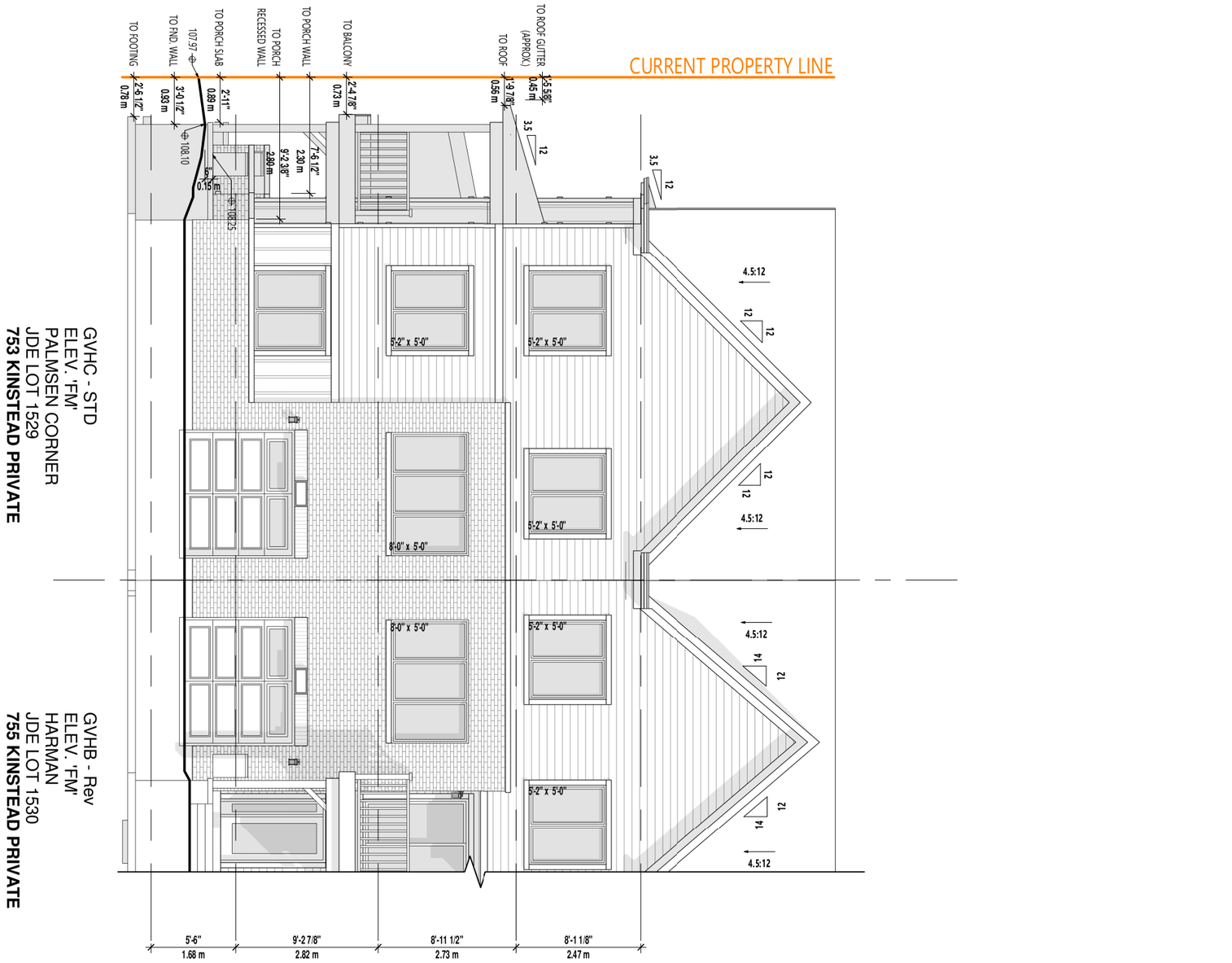
FRONT ELEVATION (805 KINGSTEAD PRIVATE)

TOTAL ACTUAL SQFT

Committee of Adjustment
Received | Reçu le

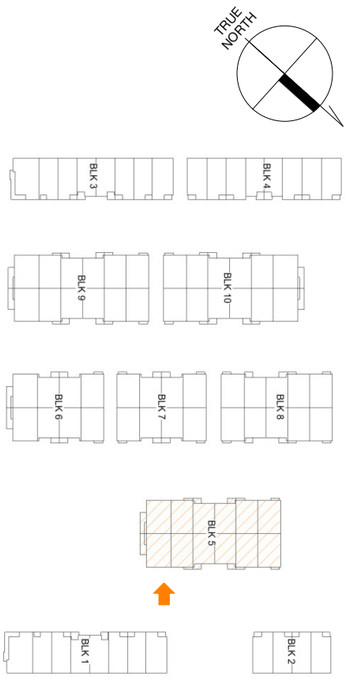
2024-04-16

City of Ottawa | Ville d'Ottawa
Comité de dérogation



GVHC - STD
ELEV. 'FM'
PALMSEN CORNER
JDE LOT 1529
753 KINSTEAD PRIVATE

GVHB - Rev
ELEV. 'FM'
HARMAN
JDE LOT 1530
755 KINSTEAD PRIVATE



organica studio + inc
architecture | interiors | design | research
7-145 BIRMINGHAM STREET,
ETOBICOKE, ON.
M8V0Z8
info@organicastudio.ca
T: 905 832 5758

ARCHITECT DISCLAIMER
COPYRIGHT OF THIS DRAWING AND DESIGN IS RESERVED BY THE DESIGNER. THE DRAWING AND ALL ASSOCIATED DOCUMENTS ARE AN INSTRUMENT OF SERVICE BY THE DESIGNER. THE DRAWING AND THE INFORMATION CONTAINED THEREIN MAY NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT PRIOR WRITTEN PERMISSION OF THE DESIGNER.
THESE CONTRACT DOCUMENTS ARE THE PROPERTY OF THE ARCHITECT. THE ARCHITECT BEARS NO RESPONSIBILITY FOR THE INTERPRETATION OF THESE DOCUMENTS BY THE CONTRACTOR UPON WRITTEN APPLICATION THE ARCHITECT WILL PROVIDE WRITTEN/GRAPHIC CLARIFICATION OR SUPPLEMENTARY INFORMATION REGARDING THE INTENT OF THE CONTRACT DOCUMENTS. THE ARCHITECT WILL REVIEW, SHOP DRAWINGS SUBMITTED BY THE CONTRACTOR FOR DESIGN CONFORMANCE ONLY.
DRAWINGS ARE NOT TO BE SCALED FOR CONSTRUCTION. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS REQUIRED TO PERFORM THE WORK AND REPORT ANY DISCREPANCIES WITH THE CONTRACT DOCUMENTS TO THE ARCHITECT BEFORE COMMENCING WORK.
POSITIONS OF EXPOSED OR FINISHED MECHANICAL OR ELECTRICAL DEVICES, FITTINGS, AND FIXTURES ARE INDICATED ON ARCHITECTURAL DRAWINGS. THE LOCATIONS SHOWN ON THE ARCHITECTURAL DRAWINGS GOVERN OVER THE MECHANICAL AND ELECTRICAL DRAWINGS. THOSE ITEMS NOT CLEARLY LOCATED WILL BE LOCATED AS DIRECTED BY THE ARCHITECT.
THESE DRAWINGS ARE NOT TO BE USED FOR CONSTRUCTION UNLESS NOTED BELOW AS 'ISSUED FOR CONSTRUCTION'. ALL WORK TO BE CARRIED OUT IN CONFORMANCE WITH THE CODE AND BYLAWS OF THE AUTHORITIES HAVING JURISDICTION.
THE DESIGNER OF THESE PLANS AND SPECIFICATIONS GIVES NO WARRANTY OR REPRESENTATION TO ANY PARTY ABOUT THE CONSTRUCTABILITY OF THE REPRESENTED BY THEM. ALL CONTRACTORS OR SUBCONTRACTORS MUST SATISFY THEMSELVES WHEN BIDDING AND AT ALL TIMES THAT THEY CAN PROPERLY CONSTRUCT THE WORK REPRESENTED BY THESE PLANS.

ARCHITECT STAMP

ENGINEER STAMP

ISSUED / REVISION CHART

01	ISSUED FOR REVIEW	2024-04-05

BIM STUDIO
636 KING ST W,
3RD FLOOR,
TORONTO, ON,
M5V 1M7,
bim@bimstudio.ca

FRONT ELEVATION (753 KINGSTEAD PRIVATE)

MATTAMY HOMES
MAPLE GROVE
OTTAWA, ON

FARMHOUSE MODERN (FM)
1837 & 1849 MAPLE GROVE ROAD

BLOCK 5 - FM

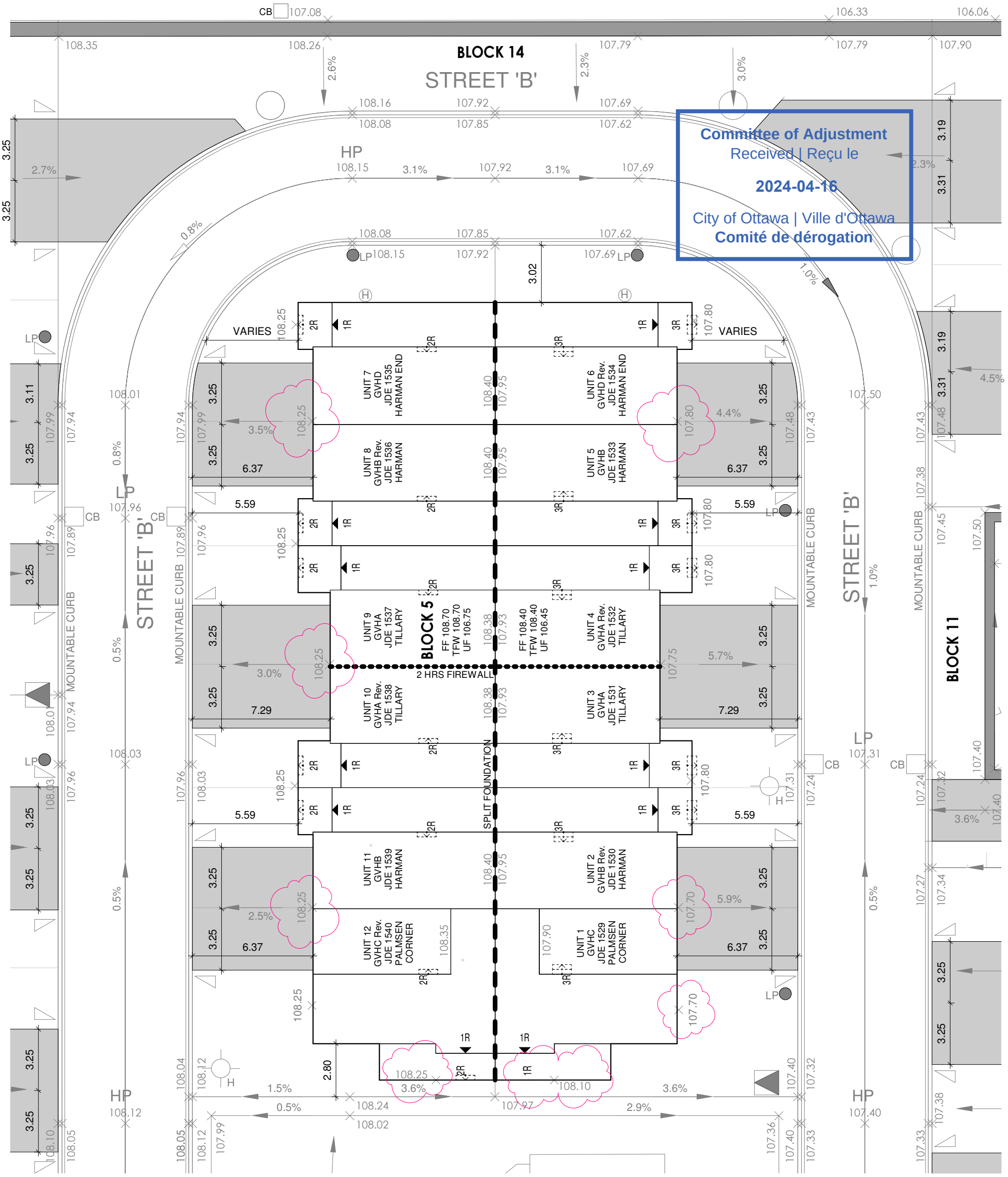
SHEET A2.00a

TOTAL ACTUAL SQFT

SCALE **As indicated**

SHEET SIZE **11x17**

ISSUE DATE **2024/04/05**



Block 5 Siting Plan

1 : 200

PLAN NOTES:

THE BUILDER MUST MEASURE THE INVERT ELEVATIONS AND VERIFY THAT ADEQUATE FALL IS AVAILABLE FOR THE STORM AND SANITY SEWER PIPES PRIOR TO THE POURING OF FOOTINGS.

BUILDER TO VERITY ADEQUACY OF FOUNDING SOILS WITH PROJECT GEOTECHNICAL CONSULTANT ADJACENT TO REAR LOT CATCHBASIN AND LEAD PRIOR TO POURING FOOTINGS.

EXTENDED FOOTINGS FOR RAISED UNITS: UNDERSIDE OF FOOTING TO BE EXTENDED TO ENGINEER FILL OR SUITABLE NATIVE MATERIAL TO BE APPROVED BY THE PROJECT GEOTECHNICAL ENGINEER.

ENGINEERED FILL SYMBOLS SHOWN ON SITING ARE BASED ON THEORETICAL FILL LOCATIONS. BUILDER TO CONFIRM ENGINEERED FILL FOR ALL LOTS / BLOCKS WITH THE ENGINEERED FILL CERTIFICATE PROVIDED BY THE PROJECT GEOTECHNICAL CONSULTANT PRIOR TO EXCAVATING AND POURING FOOTINGS. BUILDER TO LOWER FOOTINGS TO ENGINEERED FILL PAD ELEVATIONS WHERE REQUIRED.

SITING LEGEND

- LP LIGHT POLE
- H HYDRANT
- TRANSFORMER
- WATER SERVICE
- DOUBLE SANITARY + STORM CONNECTION
- SIDE WINDOW
- CB CATCH BASIN
- CABLE TELEVISION PEDESTAL
- CATCH BASIN "T" OR "L"
- EXTERIOR DOOR
- SINGLE SANITARY + STORM CONNECTION
- SWALE DIRECTION
- BELL PEDESTAL
- FF FINISHED GROUND FLOOR ELEVATION
- UF UNDERSIDE FOOTING ELEVATION
- BF FIN. BASEMENT SLAB
- TFW TOP OF FOUNDATION WALL
- UFR UNDERSIDE FOOTING AT REAR
- UFF UNDERSIDE FOOTING AT FRONT
- UFS UNDERSIDE FOOTING AT SIDE
- W.O.B WALK OUT BASEMENT
- AC AIR CONDITIONER
- EMBANKMENT 3:1 SLOPE
- PROPOSED VALUE
- SUPER MAIL BOX
- H HYDRO METER
- —H— HYDRO SERVICE LATERAL
- REV REVERSE PLAN
- RAIN WATER DOWNSPOUT
- RETAINING WALL
- SUMP PUMP DISCHARGE
- ACOUSTICAL FENCE (SEE LANDSCAPE PLAN)
- PRIVACY FENCE (SEE LANDSCAPE PLAN)
- CHAIN LINK FENCE (SEE LANDSCAPE PLAN)
- METAL FENCE (SEE LANDSCAPE PLAN)

NOTES: DRIVEWAYS ARE TO BE 1.2 CLEAR OF UTILITY STRUCTURES & HYDRANTS;
BUILDER TO VERIFY LOCATION OF ALL HYDRANTS STREET LIGHTS, TRANSFORMERS AND OTHER SERVICES. IF MIN. DIMENSIONS ARE NOT MAINTAINED, BUILDER IS TO RELOCATE AT HIS OWN EXPENSE.

organica studio + inc.
architecture | interiors | design | research
7-145 BIRMINGHAM STREET,
ETOBICOKE, ON,
M8V3Z8
info@organicastudio.ca
T: 905 832 5758

ARCHITECT DISCLAIMER

COPYRIGHT OF THIS DRAWING AND DESIGN IS RESERVED BY THE DESIGNER. THE DRAWING AND ALL ASSOCIATED DOCUMENTS ARE AN INSTRUMENT OF SERVICE BY THE DESIGNER. THE DRAWING AND THE INFORMATION CONTAINED THEREIN MAY NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT PRIOR WRITTEN PERMISSION OF THE DESIGNER.
THESE CONTRACT DOCUMENTS ARE THE PROPERTY OF THE ARCHITECT. THE ARCHITECT BEARS NO RESPONSIBILITY FOR THE INTERPRETATION OF THESE DOCUMENTS BY THE CONTRACTOR.UPON WRITTEN APPLICATION THE ARCHITECT WILL PROVIDE WRITTEN/GRAPHIC CLARIFICATION OR SUPPLEMENTARY INFORMATION REGARDING THE INTENT OF THE CONTRACT DOCUMENTS. THE ARCHITECT WILL REVIEW. SHOP DRAWINGS SUBMITTED BY THE CONTRACTOR FOR DESIGN CONFORMANCE ONLY.
DRAWINGS ARE NOT TO BE SCALED FOR CONSTRUCTION. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS REQUIRED TO PERFORM THE WORK AND REPORT ANY DISCREPANCIES WITH THE CONTRACT DOCUMENTS TO THE ARCHITECT BEFORE COMMENCING WORK.
POSITIONS OF EXPOSED OR FINISHED MECHANICAL OR ELECTRICAL DEVICES, FITTINGS, AND FIXTURES ARE INDICATED ON ARCHITECTURAL DRAWINGS. THE LOCATIONS SHOWN ON THE ARCHITECTURAL DRAWINGS GOVERN OVER THE MECHANICAL AND ELECTRICAL DRAWINGS. THOSE ITEMS NOT CLEARLY LOCATED WILL BE LOCATED AS DIRECTED BY THE ARCHITECT.
THE DESIGNER OF THESE PLANS AND SPECIFICATIONS GIVES NO WARRANTY OR REPRESENTATION TO ANY PARTY ABOUT THE CONSTRUCTABILITY OF THE REPRESENTED BY THEM. ALL CONTRACTORS OR SUBCONTRACTORS MUST SATISFY THEMSELVES WHEN BIDDING AND AT ALL TIMES THAT THEY CAN PROPERLY CONSTRUCT THE WORK REPRESENTED BY THESE PLANS.

ARCHITECT STAMP

ONTARIO ASSOCIATION OF ARCHITECTS
JULIO CESAR CIFUENTES
LICENCE
8187

SITE STATISTICS

LOT AREA - 1410.5 m2
BUILDING AREA - 717.4 m2
LOT COVERAGE % - 50.9%

ZONGING REQUIREMENTS

FRONT SETBACK - 5.2m	CORNER SETBACK - 2.5m
SIDE SETBACK - 1.2m	SETBACK TO GARAGE - 5.2m
REAR SETBACK - 0m	

JDE LOT NUMBERS

LOT 1 - 1529	LOT 2 - 1530	LOT 3 - 1531
LOT 4 - 1532	LOT 5 - 1533	LOT 6 - 1534
LOT 7 - 1535	LOT 8 - 1536	LOT 9 - 1537
LOT 10 - 1538	LOT 11 - 1539	LOT 12 - 1540

ISSUED / REVISION CHART

01	ISSUED FOR PERMIT	2022-07-29
02	REVISED AS PER COMMENT	2022-08-24
03	REVISED AS PER COMMENT	2022-10-13

BIM STUDIO
636 KING ST W,
3RD FLOOR,
TORONTO, ON,
M5V 1M7,
bim@bimstudio.ca

BLOCK 5 SITING PLAN

MATTAMY HOMES
MAPLE GROVE
OTTAWA, ON

FARMHOUSE MODERN (FM)
1837 & 1849 MAPLE GROVE ROAD

SHEET 1 OF 1

SCALE **As indicated** SHEET SIZE **11x17** ISSUE DATE **10/13/22**

Committee of Adjustment
Received | Reçu le

2024-05-08

City of Ottawa | Ville d'Ottawa
Comité de dérogation

This document is presented in the language it was provided.
Ce document est présenté dans la langue dans laquelle il a été fourni.

MINOR VARIANCE APPLICATION
COMMENTS TO THE COMMITTEE OF ADJUSTMENT
PANEL 3
PLANNING, REAL ESTATE AND ECONOMIC DEVELOPMENT DEPARTMENT

Site Address:	753 Kinstead Private
Legal Description:	Part of Block 5, Registered Plan 4M-1720
File No.:	D08-0224/A-00095
Report Date:	May 08, 2024
Hearing Date:	May 14, 2024
Planner:	Luke Teeft
Official Plan Designation:	Suburban (West) Transect, Neighbourhood
Zoning:	R3YY[2796]

DEPARTMENT COMMENTS

The Planning, Development and Building Services Department **has no concerns with** the application.

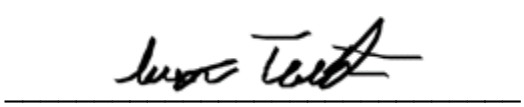
DISCUSSION AND RATIONALE

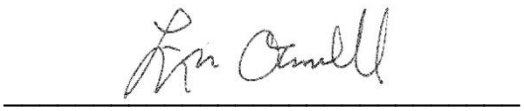
Staff have reviewed the subject minor variance application against the “four tests” as outlined in Section 45 (1) of the *Planning Act,* R.S.O. 1990 c. P.13, as amended. Staff are satisfied that the requested minor variances meet the “four tests”.

The requested projections are considered minor – the context of the site is such that the balconies and porches will be facing an existing single-family home at 1837 Maple Grove Road and will not infringe upon the rear yard of this property. The proposal does not contradict the Official Plan and is otherwise in conformity with all other provisions of the underlying zone.

ADDITIONAL COMMENTS

- The **Planning, Development and Building Services Department** will do a complete review of grading and servicing during the building permit process.
- Any proposed works to be located within the road allowance requires prior written approval from the Infrastructure Services Department
- The surface storm water runoff including the roof water must be self contained and directed to the City Right-of-Way, not onto abutting private properties as approved by **Planning, Development and Building Services Department**.
- Existing grading and drainage patterns must not be altered.





Luke Teeft
Planner I, Development Review, All Wards

Planning, Development and Building Services Department

Erin O'Connell
Planner III, Development Review, All Wards
Planning, Development and Building Services Department

Committee of Adjustment **Comité de dérogation**

NOTICE OF HEARING

Pursuant to the Ontario *Planning Act*

Minor Variance Application

Panel 3

Tuesday, May 14, 2024
9 a.m.

Ben Franklin Place, Main Floor Chamber, 101 Centrepointe Drive
and by videoconference

Owners of neighbouring properties within 60 metres of the property address below are receiving this notice in case they want to comment on the application(s) and/or participate at the hearing.

The hearing can also be viewed on the Committee of Adjustment YouTube page.

Simultaneous interpretation in both official languages, accessible formats and communication supports are available for any specific agenda item by contacting the Committee of Adjustment at least 72 hours before the hearing.

File No.:	D08-0224/A-00096
Application:	Minor Variance under section 45 of the *Planning Act*
Owners/Applicants:	Mattamy (Maple Grove) Ltd.
Property Address:	805 Kinstead Private
Ward:	6 - Sittsville
Legal Description:	Part of Block 5, Registered Plan 4M-1720
Zoning:	R3YY [2796]
Zoning By-law:	2008-250

APPLICANT'S PROPOSAL / PURPOSE OF THE APPLICATION:

The Owners are constructing a block of twelve three-storey, back-to-back townhouse units and one of the dwelling units will not be in conformity with the Zoning By-law, as shown on plans filed with the Committee.

REQUESTED VARIANCES:

The Owners/Applicants requires the Committee's authorization for minor variances from the Zoning By-law as follows:

a) To permit a covered porch to project 0.8 metres from an interior side lot line, whereas the By-law permits a covered porch to project up to 2 metres into a required yard, but no closer than 1 metre from any lot line.

b) To permit a covered balcony to project 0.5 metres from an interior side lot line, whereas the By-law permits a covered porch to project up to 2 metres into a required yard, but no closer than 1 metre from any lot line.

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

If you do not participate in the hearing, it may proceed in your absence, and you will not receive any further notice of the proceedings.

If you want to be notified of the decision following the hearing, and of any subsequent appeal to the Ontario Land Tribunal, submit a written request to the Committee.

For more information about this matter, contact the Committee of Adjustment at the address, email address, website or QR code below.

ALL SUBMITTED INFORMATION BECOMES PUBLIC

In accordance with the *Planning Act*, the *Municipal Act* and the *Municipal Freedom of Information and Privacy Act*, a written submission to the Committee of Adjustment is considered public information and can be shared with any interested individual. Information you choose to disclose in your correspondence, including your personal information, will become part of the public record, and shared with Committee Members, the Applicant(s) or their agent, and any other interested individual.

HOW TO PARTICIPATE

Submit written or oral comments before the hearing: Email your comments to cofa@ottawa.ca at least 24 hours before the hearing to ensure they are received by the panel adjudicators. You may also call the Coordinator at 613-580-2436 to have your comments transcribed.

Register to Speak at the hearing at least 24 hours before by contacting the Committee Coordinator at 613-580-2436 or at cofa@ottawa.ca. You will receive details on how to participate by videoconference. If you want to share a visual presentation, the Coordinator can provide details on how to do so. Presentations are limited to five minutes, and any exceptions are at the discretion of the Chair.

Hearings are governed by the Committee of Adjustment's *Rules of Practice and Procedure* accessible online.

COMMITTEE OF ADJUSTMENT

The Committee of Adjustment is the City of Ottawa's quasi-judicial tribunal created under the Ontario *Planning Act*. Each year, it holds hearings on hundreds of applications under the *Planning Act* in accordance with the Ontario *Statutory Powers Procedure Act*, including consents to sever land and minor variances from the zoning requirements.

DATED: April 26, 2024

Ce document est également offert en français.

Committee of Adjustment
City of Ottawa
101 Centrepointe Drive
Ottawa ON K2G 5K7
Ottawa.ca/CommitteeofAdjustment
cofa@ottawa.ca
613-580-2436

Comité de dérogation
Ville d'Ottawa
101, promenade Centrepointe
Ottawa ON K2G 5K7
Ottawa.ca/Comitedederogation
cded@ottawa.ca
613-580-2436

Committee of Adjustment **Comité de dérogation**

AVIS D'AUDIENCE

Conformément à la *Loi sur l'aménagement du territoire* de l'Ontario

Demande de dérogations mineures

Groupe 3
Mardi 14 mai 2024
9 h

Place-Ben-Franklin, salle Chamber, 101, promenade Centrepointe
et par vidéoconférence

Les propriétaires des biens-fonds situés dans un rayon de 60 mètres de l'adresse ci-dessous reçoivent le présent avis afin de formuler des observations sur la ou les demandes et de participer à l'audience s'ils le souhaitent.

L'audience peut aussi être visionnée sur la page YouTube du Comité de dérogation.

Les participants peuvent bénéficier de l'interprétation simultanée dans les deux langues officielles, de formats accessibles et d'aides à la communication pour toute question de l'ordre du jour en s'adressant au Comité de dérogation au moins 72 heures à l'avance.

Dossier :	D08-02-24/A-00096
Demande :	Dérogations mineures en vertu de l'article 45 de la *Loi sur l'aménagement du territoire*
Propriétaire/requérante :	Mattamy (Maple Grove) Ltd.
Adresse municipale :	805, privé Kinstead
Quartier :	6 - Stittsville
Description officielle :	Partie de l'îlot 5, plan enregistré 4M-1720
Zonage :	R3YY [2796]
Règlement de zonage :	nº 2008-250

PROPOSITION DE LA REQUÉRANTE ET OBJET DE LA DEMANDE :

La propriétaire a entrepris la construction d'un îlot de douze habitations en rangée de trois étages, dos à dos, et l'une des habitations ne sera pas conforme au Règlement de zonage, comme le montrent les plans déposés auprès du Comité.

DÉROGATIONS DEMANDÉES :

La propriétaire/requérante demande au Comité d'accorder les dérogations mineures au Règlement de zonage décrites ci-après :

a) Permettre qu'un porche couvert s'avance jusqu'à 0,8 mètre d'une ligne de lot latérale intérieure, alors que le Règlement permet à un porche couvert de faire saillie jusqu'à 2 mètres dans une cour requise, mais pas à moins d'un (1) mètre d'une ligne de lot.

b) Permettre qu'un balcon couvert s'avance jusqu'à 0,5 mètre d'une ligne de lot latérale intérieure, alors que le Règlement permet à un balcon couvert de faire saillie jusqu'à 2 mètres dans une cour requise, mais pas à moins d'un mètre (1) d'une ligne de lot.

La demande indique que la propriété ne fait actuellement l'objet d'aucune autre demande en cours en vertu de la *Loi sur l'aménagement du territoire*.

Si vous ne participez pas à l'audience, celle-ci pourra se dérouler en votre absence et vous ne recevrez pas d'autre avis à ce sujet.

Si vous souhaitez recevoir un avis de la décison prise à l'issue de l'audience et de tout appel ultérieur interjeté devant le Tribunal ontarien de l'aménagement du territoire, veuillez en faire la demande par écrit au Comité.

Pour obtenir plus de renseignements à ce sujet, communiquez avec le Comité (voir les coordonnées ci-dessous, notamment l'adresse municipale, l'adresse électronique, le site Web et le code QR).

TOUS LES RENSEIGNEMENTS PRÉSENTÉS DEVIENNENT PUBLICS

Conformément à la *Loi sur l'aménagement du territoire*, à la *Loi sur les municipalités* et à la *Loi sur l'accès à l'information municipale et la protection de la vie privée*, les observations écrites adressées au Comité de dérogation sont considérées comme des renseignements publics et peuvent être communiquées à toute personne intéressée. Les renseignements que vous choisissez de divulguer dans votre correspondance, notamment vos renseignements personnels, seront versés au dossier public et communiqués aux membres du Comité, au(x) requérant(s) ou à l'agent, l'agente, ainsi qu'à toute autre personne intéressée.

COMMENT PARTICIPER

Présentez vos observations écrites ou orales avant l'audience : Veuillez faire parvenir vos observations par courriel à cded@ottawa.ca au moins 24 heures avant l'audience afin de vous assurer que les membres des groupes chargés du rendu des décisions les ont bien reçues. Vous pouvez également téléphoner au coordonnateur ou à la coordonnatrice au numéro 613-580-2436 pour demander que vos observations soient transcrites.

Inscrivez-vous au moins 24 heures à l'avance en communiquant avec le coordonnateur ou la coordonnatrice du Comité au numéro 613-580-2436 ou à l'adresse à cded@ottawa.ca. Vous recevrez des détails sur la façon de participer par vidéoconférence. Si vous souhaitez faire une présentation visuelle, le coordonnateur ou la coordonnatrice sera en mesure de vous fournir des détails sur la façon de procéder. Les présentations sont limitées à cinq minutes et toute exception est laissée à la discrétion du président ou de la présidente.

Les audiences sont régies par les *Règles de pratique et de procédure* du Comité de dérogation et sont accessibles en ligne.

COMITÉ DE DÉROGATION

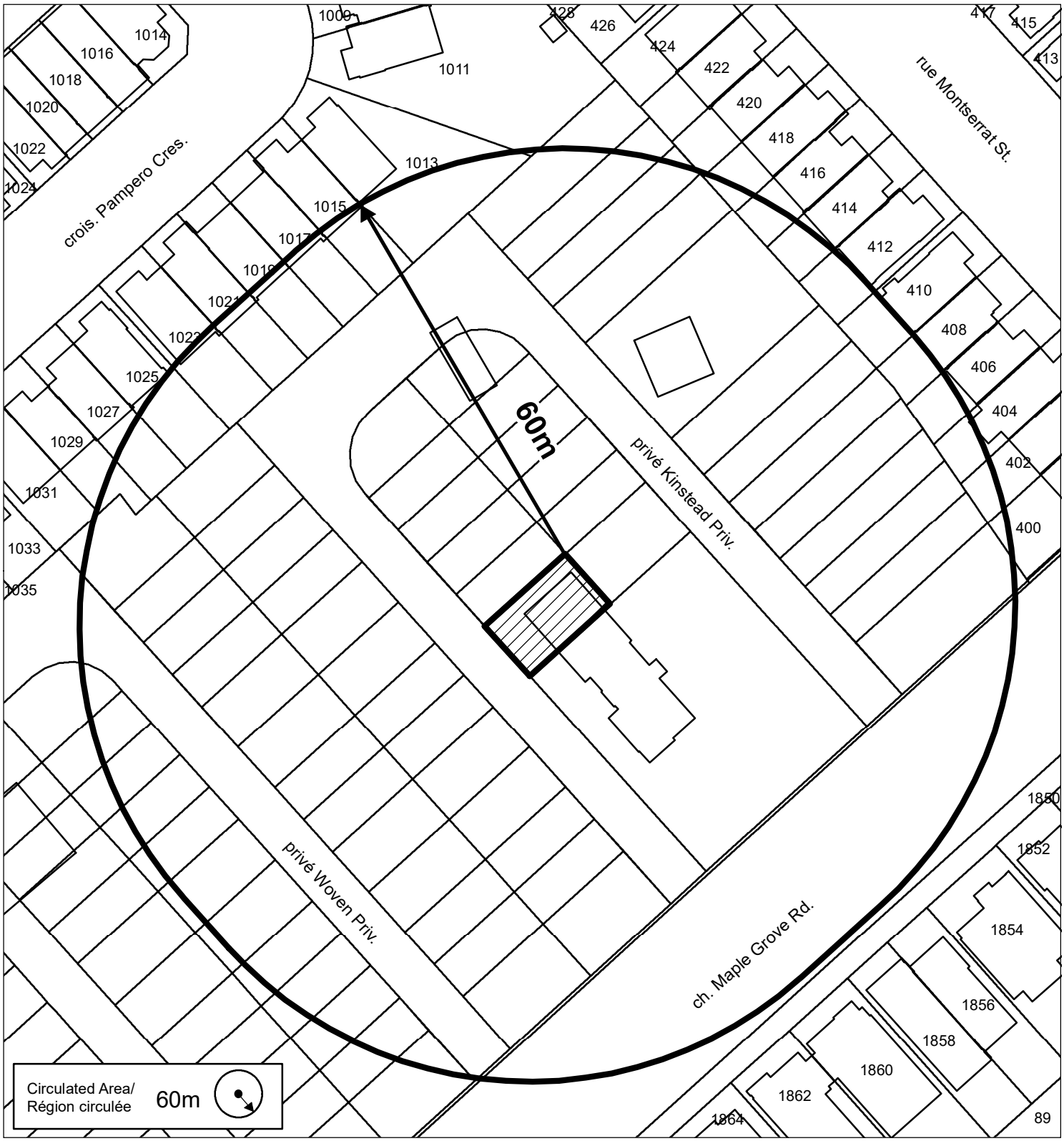
Le Comité de dérogation est le tribunal quasi judiciaire de la Ville d'Ottawa créé en vertu de la *Loi sur l'aménagement du territoire* de l'Ontario. Chaque année, il tient des audiences sur des centaines de demandes en vertu de *la Loi sur l'aménagement du territoire*, conformément à la *Loi sur l'exercice des compétences légales* de l'Ontario, y compris des demandes d'autorisation de morcellement de terrain et de dérogation mineure aux exigences en matière de zonage.

FAIT : 26 avril 2024

This document is also available in English.

Committee of Adjustment
City of Ottawa
101 Centrepointe Drive
Ottawa ON K2G 5K7
Ottawa.ca/CommitteeofAdjustment
cofa@ottawa.ca
613-580-2436

Comité de dérogation
Ville d'Ottawa
101, promenade Centrepointe
Ottawa ON K2G 5K7
Ottawa.ca/Comitedederogation
cded@ottawa.ca
613-580-2436



Committee of Adjustment
Comité de dérogation

CIRCULATION MAP /
PLAN DE CIRCULATION

©Parcel data is owned by Teranet Enterprises Inc. and its suppliers
All rights reserved. May not be produced without permission
THIS IS NOT A PLAN OF SURVEY

©Les données de parcelles appartient à Teranet Entreprises Inc.
et à ses fournisseurs. Tous droits réservés. Ne peut être reproduit
sans autorisation. CECI N'EST PAS UN PLAN D'ARPENTAGE

SUBJECT LAND / TERRAIN EN QUESTION

805 privé Kinstead Priv.

NOT TO SCALE
NON À L'ÉCHELLE

This document is presented in the language it was provided.
Ce document est présenté dans la langue dans laquelle il a été fourni.

April 15, 2024

Mr. Michel Bellemare
Secretary-Treasurer
Committee of Adjustment
101 Centrepointe Drive, Fourth Floor
Ottawa, ON K2G 5K7

RE: Minor Variance Applications
753 & 805 Kinstead Private

Committee of Adjustment
Received | Reçu le

2024-04-16

City of Ottawa | Ville d'Ottawa
Comité de dérogation

Dear Mr. Bellemare,

Fotenn Planning + Design ("Fotenn") has been retained by Mattamy (Maple Grove) Limited to prepare a Planning Rationale in support of Minor Variance applications at 753 & 805 Kinstead Private ("the subject properties"). The subject properties are currently being developed with Back-to-back townhouses that have been constructed closer to the interior side lot line than the Zoning By-law permits. Variances are sought to obtain relief from the Zoning By-law for the setbacks to the porch and second storey balcony.

Please find enclosed the following materials in support of the application:

- Minor Variance Application Forms (one primary and one secondary);
- Siting Plan;
- Plan of Survey;
- Building Elevations;
- Plan 4M-1720;
- Pan 4R-35536;
- Written confirmation from the City Forester that a Tree Information Report (TIR) is not required; and,
- A cheque made out to the City of Ottawa in the amount of $4,836.

Sincerely,

Nico Church, RPP MCIP
Senior Planner

Thomas Freeman, B.URPL
Planner

FOTENN

Ottawa
396 Cooper Street, Suite 300
Ottawa, ON K2P 2H7
613.730.5709

Kingston
The Woolen Mill
4 Cataraqui Street, Suite 315
Kingston, ON K7K 1Z7
613.542.5454

Toronto
174 Spadina Avenue, Suite 304
Toronto, ON M5T 2C2
416.789.4530

fotenn.com

1.0
Background and Context

Fotenn is pleased to submit the enclosed Minor Variance applications on behalf of Mattamy (Maple Grove) Limited for 753 & 805 Kinstead Private in Kanata West. The Minor Variance applications seek relief from the City of Ottawa Zoning By-law 2008-250 regarding the setbacks for permitted projections into the required interior side yard.

1.1 Subject Properties

The subject properties are located within the recently approved subdivision for the lands previously known as 1837 &1849 Maple Grove Road in the Kanata West community.

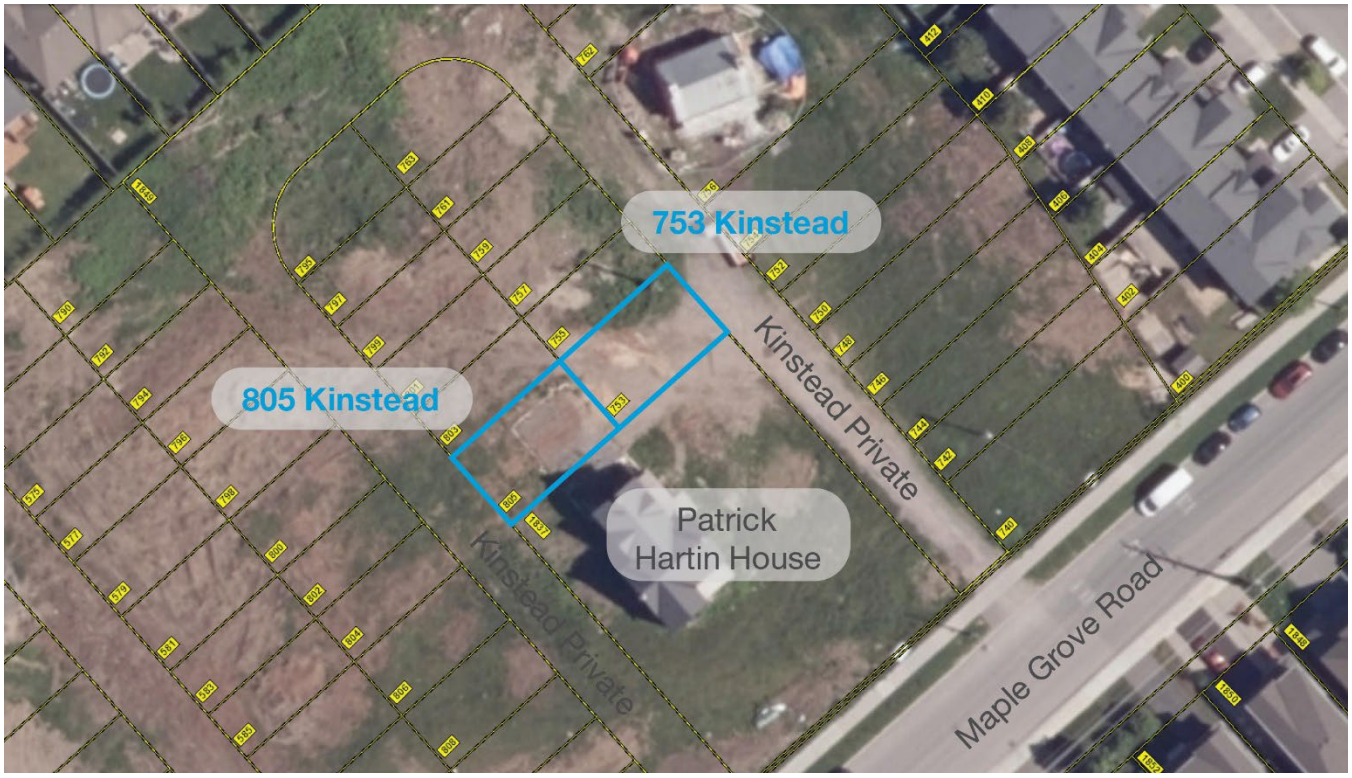


Figure 1: Subject Property and Surrounding Area

The subject properties are located immediately north of the Patrick Hartin House at 1837 Maple Grove Road. The Patrick Hartin House, built in 1886, is listed on the City of Ottawa Heritage Register but is not designated under Part IV of the Ontario Heritage Act. It is a detached dwelling in the vernacular architectural style, with an L-shaped farmhouse design with cross-gabled roof, wood baseboards, contrasting stone quoins, stone voussoirs, stone sills and an open porch. The property on which the Patrick Hartin House sits is zoned to permit residential and/or commercial uses including bank, office, retail store, personal service business, medical facility, artist studio, and restaurant.

The area surrounding the subject properties consists of a low-rise, predominantly residential neighbourhood featuring a mix of townhouses and detached dwellings. Townhouse dwelling lots immediately abut the north, east, and west of the subdivision. Detached dwelling lots are located immediately to the south, across Maple Grove Road.

1.2 Application Context and History

Fotenn submitted concurrent Plan of Subdivision (file no. D07-16-21-0005) and Major Zoning By-law Amendment (file no. D02-02-21-0022) applications on behalf of Mattamy for the properties municipally known as 1837 & 1849 Maple Grove Road in March 2021. The Plan of Subdivision application received draft approval in January 2022 and the Zoning By-law Amendment application was approved in August 2022. Mattamy Homes is currently constructing the approved subdivision, which will include 62 back-to-back townhouse units and 28 standard townhouse units. Two (2) existing buildings on the City's Heritage Register, the Patrick Hartin House and a stone cottage, have been retained as part of the approved subdivision.

The subject properties are part of Block 5 of the Plan of Subdivision (Plan 4M-1720), which is currently under construction. The subject properties are legally known as Parts 55 and 56, Plan 4R-35536.

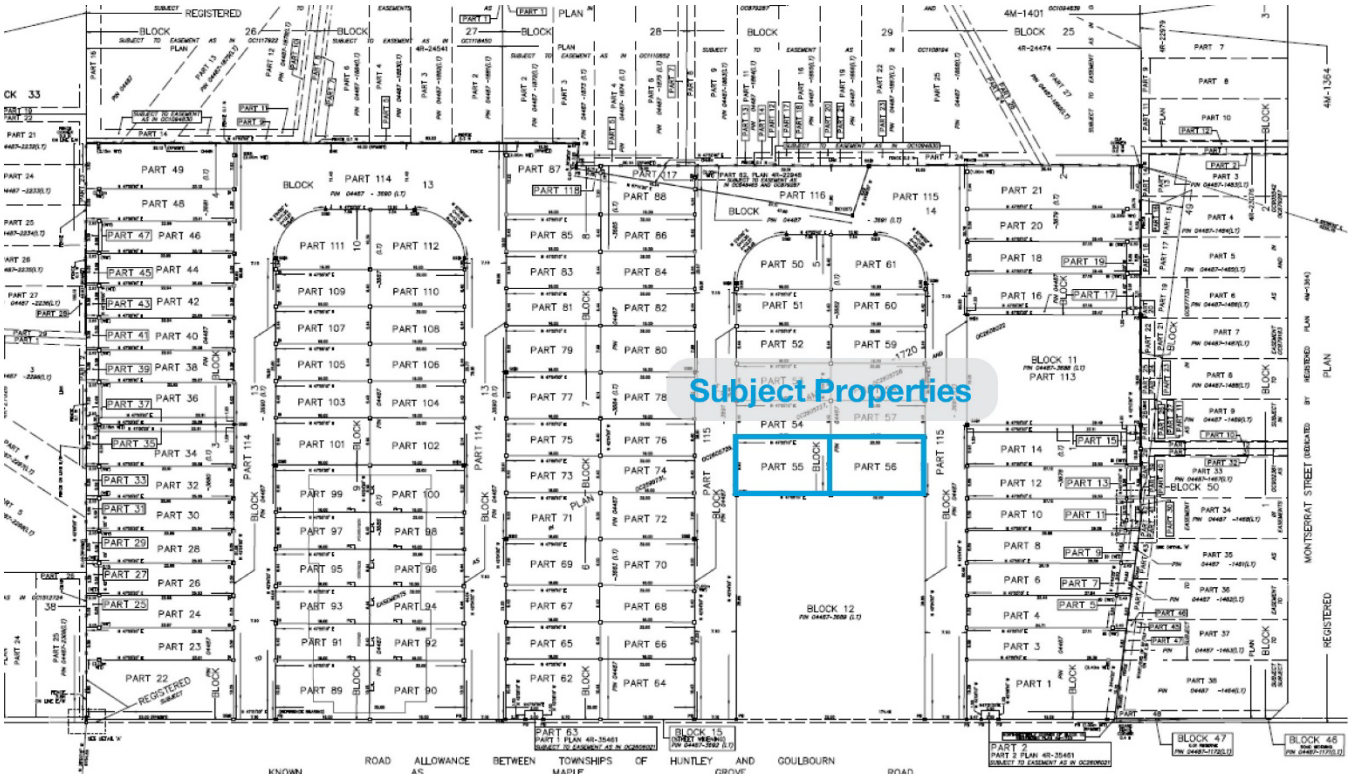


Figure 2: Registered Plan 4R-35536

2.0
Overview of Applications

2.1 Proposed Development

The subject properties are currently being developed with back-to-back townhouse units as part of Block 5 of the registered Plan of Subdivision (Plan 4M-1720). The block consists of twelve (12) back-to-back townhouse dwellings.

Although a Building Permit was issued for the construction of the back-to-back townhouse block (and the block's construction is nearly finalized), City Building Code Services staff notified Mattamy that the block's south-facing porch and covered balcony were set back closer to the interior lot line to the south than permitted by the Zoning By-law. More specifically, the attached porch and balconies for both 753 & 805 Kinstead Private are 40 centimetres closer to the interior (south) side lot line than permitted under Table 65 (Permitted Projections into Required Yards) of the Zoning By-law.

Figures 3 through 5 below show excerpts of building elevations for both 753 & 805 Kinstead Private, illustrating the balconies and porches that project into the adjacent southern interior side yard.

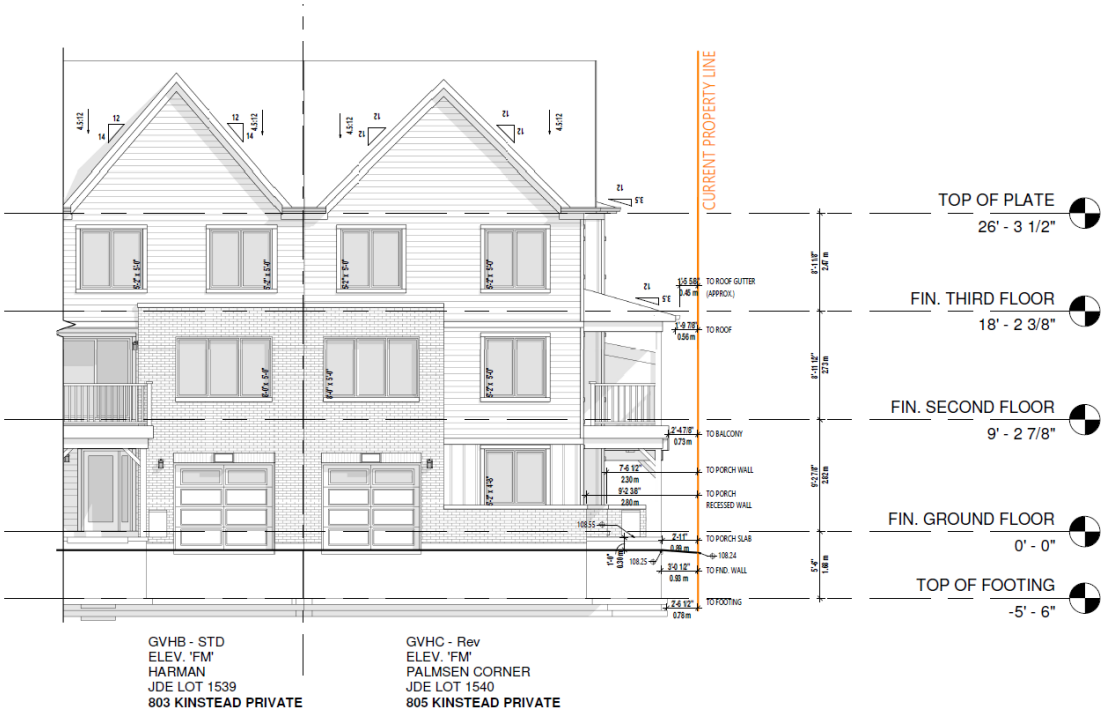


Figure 3: 805 Kinstead Private Front Elevation (looking east)

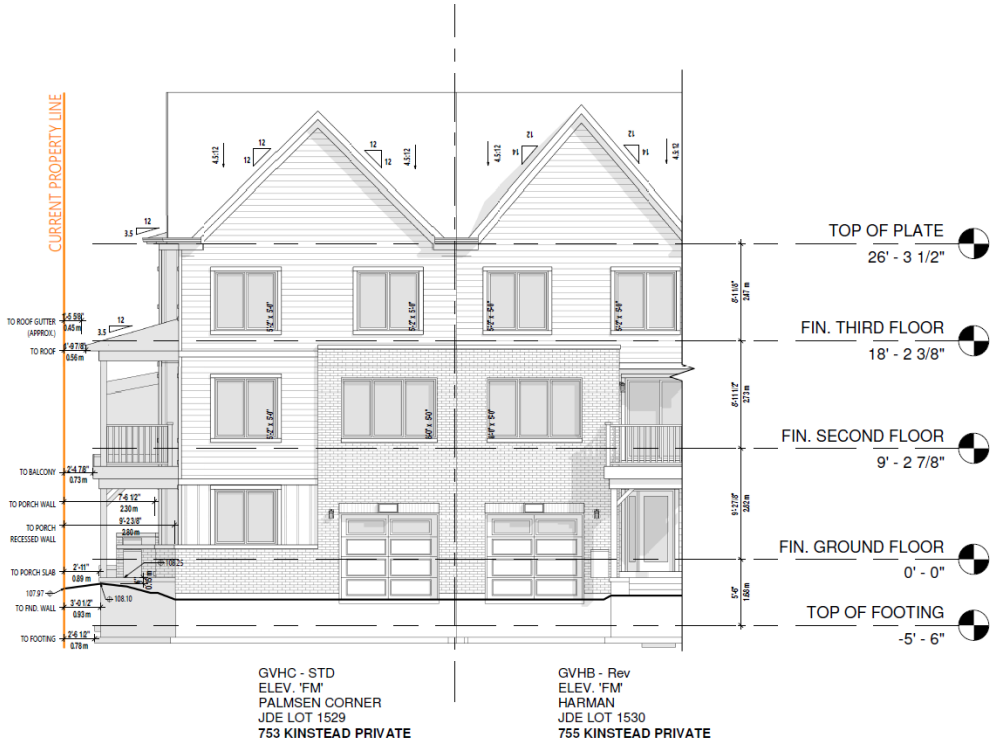


Figure 4: 753 Kinstead Private Front Elevation (looking west)

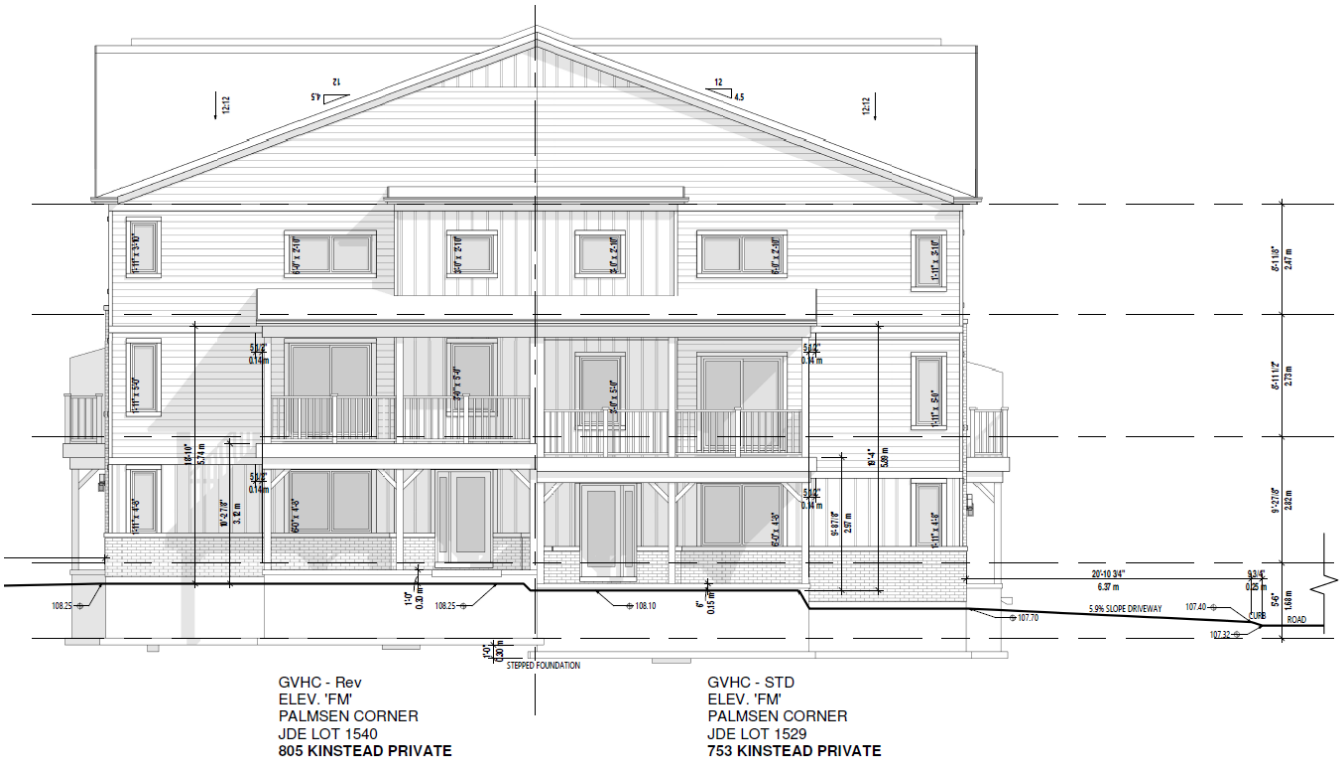


Figure 5: Side Elevation of 753 & 805 Kinstead Private (looking north)

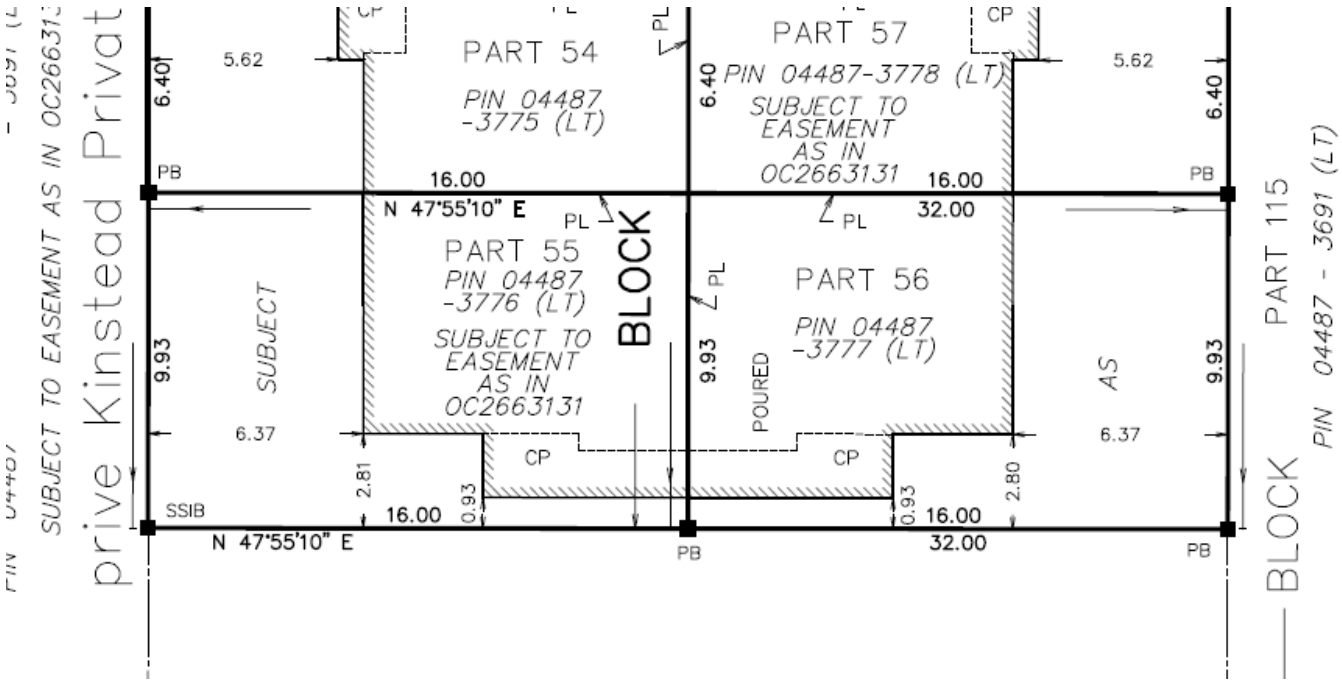


Figure 6: Excerpt from the Plan of Survey showing the location of the building foundation

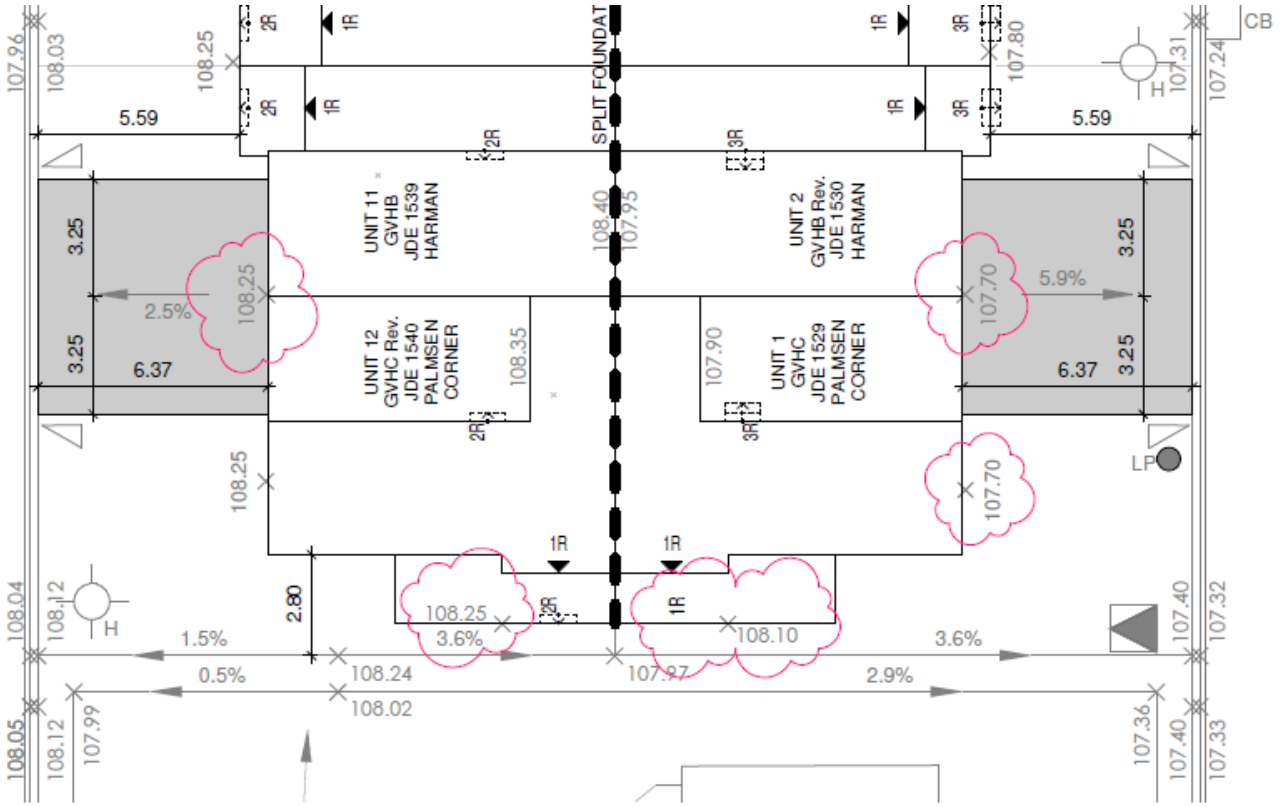


Figure 7: Excerpt from the Siting Plan



Figure 8: Photograph of the balconies as constructed

2.2 Required Minor Variances

While the development broadly complies with the applicable provisions of the Zoning By-law, the following minor variances are requested to obtain occupancy permits:

- To permit a porch to project within 0.8 metres of an interior side lot line and permit a covered balcony to project within 0.5 metres of an interior side lot line, whereas the by-law permits a covered balcony or porch to project up to 2 metres into a required yard, but no closer than 1 metre from any lot line (Table 65 (6) (c)).

3.0
Policy and Regulatory Context

3.1 City of Ottawa Official Plan (2022)

The Official Plan for the City of Ottawa was approved November 4, 2022. The Plan provides a framework for development in the City until 2046, when it is expected that the City's population will surpass 1.4 million people. The Official Plan directs how the City will accommodate this growth over time and sets out the policies to guide the development and growth of the City.

The subject properties are designated Neighbourhood within the Suburban Transect, as shown on Schedule B5 – Suburban (West) Transect of the Official Plan, per Figure 9 below.

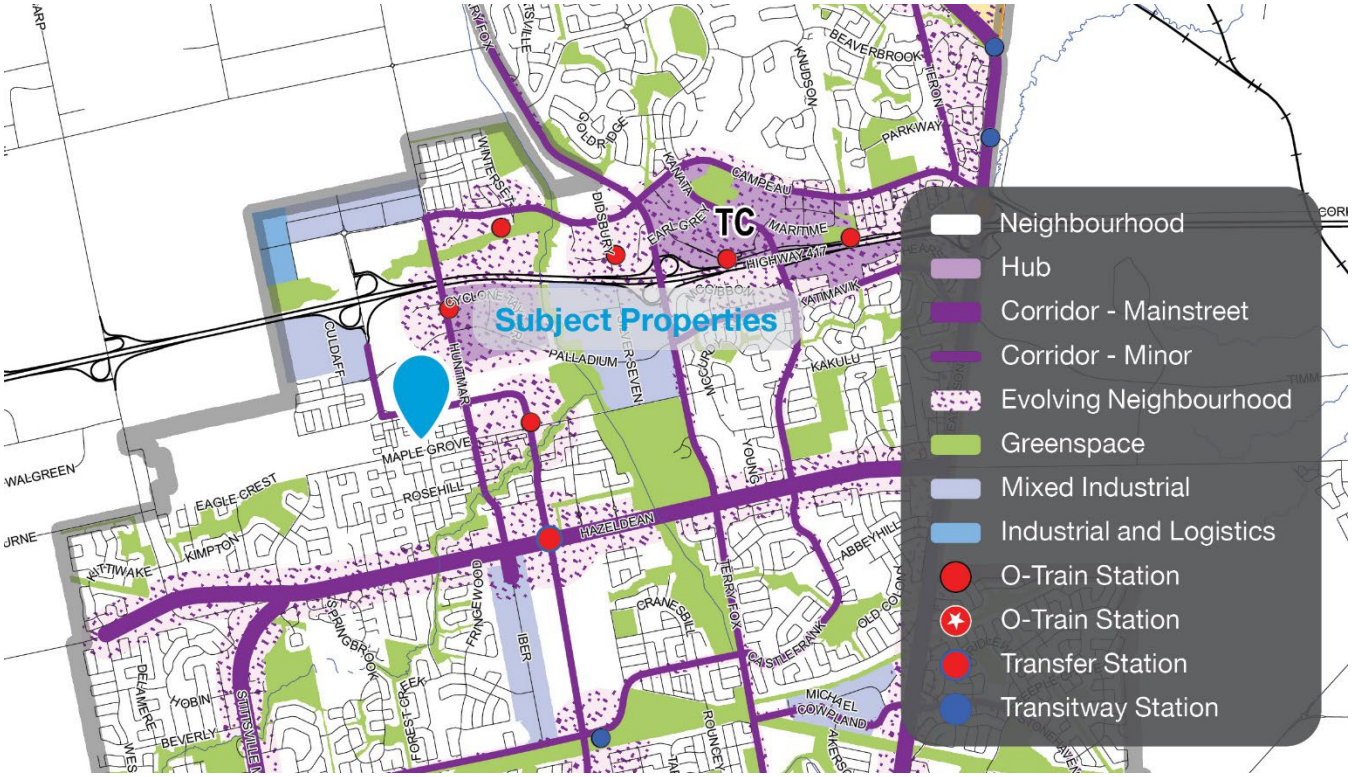


Figure 9: Schedule B5 - Suburban (West) Transect

The Suburban Transect comprises neighbourhoods within the urban boundary located outside of the Greenbelt. Neighbourhoods generally reflect the conventional suburban model described in Table 6 in Subsection 5.3 and are characterized by the separation of land uses, stand-alone buildings, generous setbacks and low-rise built forms.

The Official Plan recognizes the suburban pattern on built form and site design while supporting an evolution towards 15-minute neighbourhoods.

Section 6.3 of the Official Plan outlines policies for lands designated as Neighbourhood. Neighborhoods are contiguous urban areas that constitute the heart of communities. They are planned for ongoing gradual, integrated, sustainable, and internally compatible development. Neighbourhood policies will allow for the development of a full range and choice of housing, with complementary small-scale non-residential land uses to support the creation of 15- minute neighbourhoods.

The proposed low-rise, back-to-back townhouse dwellings on the subject properties are permitted in the Neighbourhood designation and in the Suburban Transect.

3.2 Kanata West Concept Pan

The Kanata West Concept Plan includes a vision, objectives, and planning and design direction to guide future subdivision and development applications within its boundary.

3.2.1 Land Use Designation

The subject properties are designated "Residential (Area B)" in the Kanata West Concept Plan (2002, updated 2005). The "Residential (Area B)" land use designation is designed to permit a range of residential dwelling types in a transit-oriented and pedestrian friendly environment. Densities are encouraged to mimic Ottawa's post-war communities. These urban densities will result in less land consumption, and a more efficient use of services and transit.

The proposed back-to-back townhouses are permitted within the "Residential (Area B)" land use designation.

3.3 City of Ottawa Comprehensive Zoning By-law (2008-250)

The subject properties are zoned Residential Third Density, Subzone YY, Urban Exception 2796 – R3YY[2796]. The proposed back-to-back townhouses are permitted in the R3YY[2796] zone.

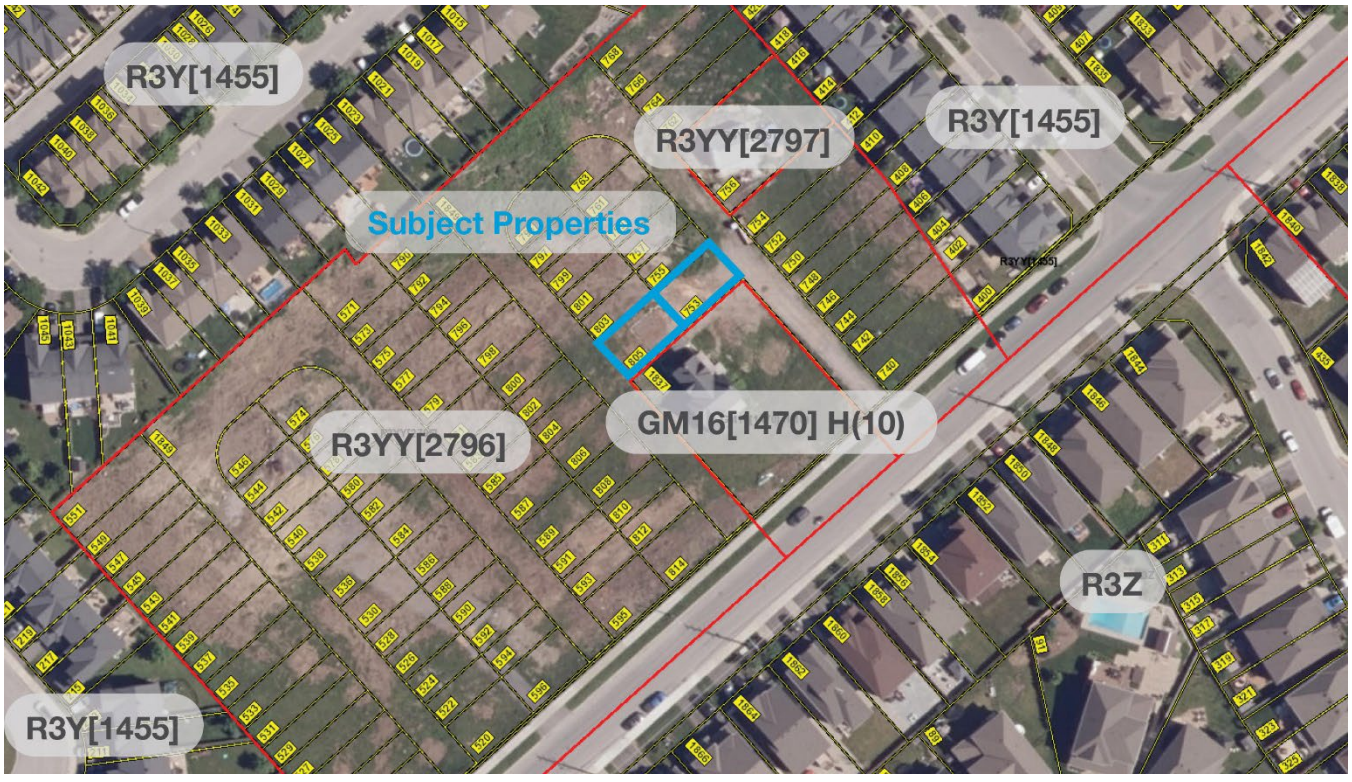


Figure 10: Zoning Map of the Subject Properties and surrounding subdivision (GeoOttawa)

3.3.1 Zone Performance Standards and Analysis

The table below outline's the proposed development's compliance with the applicable R3YY[2796] zone. Areas of compliance are noted with a green "**Yes**" and areas of non-compliance are noted with a red "**No**".

Zoning Mechanism	Provision	Provided	Compliance
Minimum Lot Width Exception 2796	**5.5 metres**	**9.93 metres**	**Yes**
Minimum Lot Area Exception 2796	**81 square metres**	**158.9 square metres**	**Yes**
Maximum Building Height Exception 2796	**14 metres**	**10.52 metres**	**Yes**
Minimum Front Yard Setback Exception 2796	**5.2 metres**	**6.37 metres**	**Yes**
Minimum Rear Yard Setback where dwellings are attached back-to-back Exception 2796	**0 metres**	**0 metres**	**Yes**
Minium Interior Side Yard Setback Exception 2796	**1.2 metres**	**2.3 metres**	**Yes**
Maximum permitted projection into a required yard for a balcony or porch S. 65 (6) (c)	**2 metres, but not closer than 1 metre from any lot line**	**Covered balcony: 0.56 metres from the interior side lot line** **Covered porch: 0.89 metres from the interior side lot line**	**No** **No**
Maximum permitted projection for eaves, eave-troughs, and gutters S. 65 (2)	**1 m, but not closer than 0.3 metres to a lot line**	**0.45 metres from the interior side lot line**	**Yes**
Minimum Vehicle Parking Area C, Schedule 1A	**1 space per dwelling unit**	**1 space**	**Yes**

4.0 Minor Variance Application – The Four Tests

It is our professional opinion that the proposed minor variances constitute good planning and meet the four (4) tests outlined under Section 45(1) of the Planning Act as discussed below.

4.1 Do the Variances Maintain the General Intent and Purpose of the Official Plan?

The intent and purpose of the Official Plan as it relates to the subject properties is to accommodate a wide range of ground-oriented, low-rise residential dwelling types within Neighbourhoods in order to promote the creation of 15-minute neighbourhoods.

The Official Plan designates the subject properties as Neighbourhood in the Suburban Transect, which recognized a suburban pattern of built form and site design while supporting an evolution towards 15-minute neighbourhoods. The Official Plan intends to reinforce neighbourhoods that have all elements of and presently function as 15-minute neighbourhoods; guide those that have a few missing elements into gaining them; and to seed the conditions for future 15-minute neighbourhoods into those that currently are not. Section 4.6.6, Policy 6 of the Official Plan states that low-rise buildings shall be designed to respond to the context, and transect area policies, and shall include areas for soft landscaping, main entrances at-grade, front porches or balconies, where appropriate. Buildings shall integrate architecturally to complement the surrounding context.

The proposed development and requested Minor Variances maintain the intent of the applicable Official Plan policies. In particular, the proposed variances will allow for the appropriate provision of covered porches and balconies that add to an upgraded building elevation facing a building on the Heritage Register.

4.2 Do the Variances Maintain the General Intent and Purpose of the Zoning By-law?

The subject properties are zoned Residential Third Density, Subzone YY, Urban Exception 2796 – R3YY[2796] in the City of Ottawa Comprehensive Zoning By-law (2008-250). The intent and purpose of the R3 zone is to: The purpose of the R3 – Residential Third Density Zone is to:

- allow a mix of residential building forms ranging from detached to townhouse dwellings;
- allow a number of other residential uses to provide additional housing choices within the third density residential areas;
- allow ancillary uses to the principal residential use to allow residents to work at home; and
- regulate development in a manner that is compatible with existing land use patterns so that the mixed dwelling, residential character of a neighbourhood is maintained or enhanced.

The intent of Section 65 is to ensure that projections into required yards are appropriate and do not impose any undue adverse impacts on adjacent properties or the right-of-way. Table 65(6)(c) of the Zoning By-law already envisions the as-of-right projection of balconies and porches up to 2 metres, into required interior side yards, but not closer than 1 metre from any lot line.

The requested variances maintain the intent and purpose of the By-law by providing for only a slight deviation from current permissions and into an interior side yard that does not directly abut a building (with the building to the south being set back approximately six (6) metres from the shared property line).

The proposed variances represent a minor deviation from the Zoning By-law and are not anticipated to result in any undue adverse impacts on the abutting property to the south. The adjacent building to the south is set back approximately six (6) metres from the shared property line.

4.3 Are the Variances Desirable for the Appropriate Development or Use of the Land?

The proposed minor variances permit the development of back-to-back townhouse dwellings which are otherwise compliant with the R3YY[2796] zone and conform with the Neighbourhood designation of the Official Plan by providing for appropriate, context sensitive intensification within the Suburban Transect. Further, policy 1.1.1 within the Provincial Policy Statement (PPS) support the proposed development by:

- promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term;
- accommodating an appropriate affordable and market-based range and mix of residential types;
- promoting the integration of land use planning, growth management, transit-supportive development, intensification and infrastructure planning to achieve cost-effective development patterns, optimization of transit investments, and standards to minimize land consumption and servicing costs; and
- ensuring that necessary infrastructure and public service facilities are or will be available to meet current and projected needs.

The proposed development makes efficient use of the land, proposes land uses that are compatible with the existing context of the surrounding community, makes use of underutilized land connected to services, and positively contributes to provincial and municipal intensification goals. The proposed variances will allow for the provision of quality amenity spaces for the dwellings' residents. The proposed covered porches and balconies will also enhance the visual interest of a townhouse block façade facing a building on the City's Heritage Register.

Overall, the proposed minor variances are desirable and appropriate for the development and use of the lands.

4.4 Are the Variances Minor in Nature?

The variances being sought are minor in nature and deviate only marginally from the maximum requirement under the Zoning By-law. The proposed projections do not affect the overall character of the neighbourhood and do not produce any adverse impact on the public realm or the adjacent property to the south. As the building to the south is set back approximately 6 metres from the shared property line with the subject properties, the proposed variances will not result in an overly close separation distance between the buildings.

Overall, the proposed minor variances are minor in nature.

5.0 Conclusion

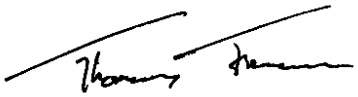
It is our professional opinion that the Minor Variances described herein meet the Four Tests of the Planning Act and result in a development proposal which represents good planning principles and is in the public interest. The variances allow for the establishment of a compatible, low-rise form that contributes positively to the housing supply, the public realm, transit, and active transportation objectives. This report recognizes the following:

- The proposal is consistent with the policies of the Provincial Policy Statement (2020);
- The proposal conforms to the policies and objectives of the “Neighbourhood” Official Plan designation;
- The proposal meets the intent of the City of Ottawa Comprehensive Zoning By-law; and
- The proposed minor variances meet the four tests, as set out in the Planning Act.

Should you have any further comments, please do not hesitate to contact the undersigned.

Sincerely,





Nico Church, MCIP RPP
Senior Planner

Thomas Freeman, B.URPL
Planner

Committee of Adjustment
Received | Reçu le
2024-04-16
City of Ottawa | Ville d'Ottawa
Comité de dérogation

PLAN OF SURVEY OF
BLOCKS 1 TO 10 (INCLUSIVE) REGISTERED PLAN 4M-1720
CITY OF OTTAWA

SCALE 1 : 200
5 0 5 10 metres

J.D. BARNES LIMITED
© COPYRIGHT 2024

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

NOTES
BEARINGS ARE MTM GRID AND ARE REFERRED TO THE NORTHERLY LIMIT OF BLOCK 10, HAVING A BEARING OF N 47°57'50" E AS SHOWN ON REGISTERED PLAN 4M-1720.

DISTANCES ARE GROUND.

ALL BEARING AND DISTANCE MEASUREMENTS CONFORM TO REGISTERED PLAN 4M-1720 AND PLAN 4R-35536, UNLESS OTHERWISE SPECIFIED.

ALL FOUND SURVEY MONUMENTS WERE SET BY JDB UNLESS OTHERWISE SPECIFIED.

ALL BUILDING TIES ARE TAKEN TO CONCRETE FOUNDATION

COMPLIANCE WITH ONTARIO BUILDING CODE SETBACK REQUIREMENTS ARE NOT VERIFIED BY THIS SURVEY.

LEGEND
■	DENOTES	SURVEY MONUMENT FOUND
SSIB	DENOTES	SHORT STANDARD IRON BAR
IB	DENOTES	IRON BAR
SSB	DENOTES	SHORT SPINDLE BAR
⊕1	DENOTES	WITNESS
"1"	DENOTES	REGISTERED PLAN 4M-1720
P1	DENOTES	PLAN 4R-35536
JDB	DENOTES	J.D. BARNES LIMITED
CF	DENOTES	CHAIN LINK FENCE
CLF	DENOTES	CHAIN LINK FENCE
CONC	DENOTES	CONCRETE
PL	DENOTES	PART LIMIT WITHIN DEMSING WALL
CP	DENOTES	CONCRETE PORCH
EASE	DENOTES	EASEMENT
No.	DENOTES	NUMBER
PIN	DENOTES	PARCEL IDENTIFICATION NUMBER

N=NORTH S=SOUTH E=EAST W=WEST

DETAIL 'A'
NOT TO SCALE

DETAIL 'B'
NOT TO SCALE

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 REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON DECEMBER 10, 2023.

FEBRUARY 22, 2024
DATE

SHAWN LEMOIN
ONTARIO LAND SURVEYOR

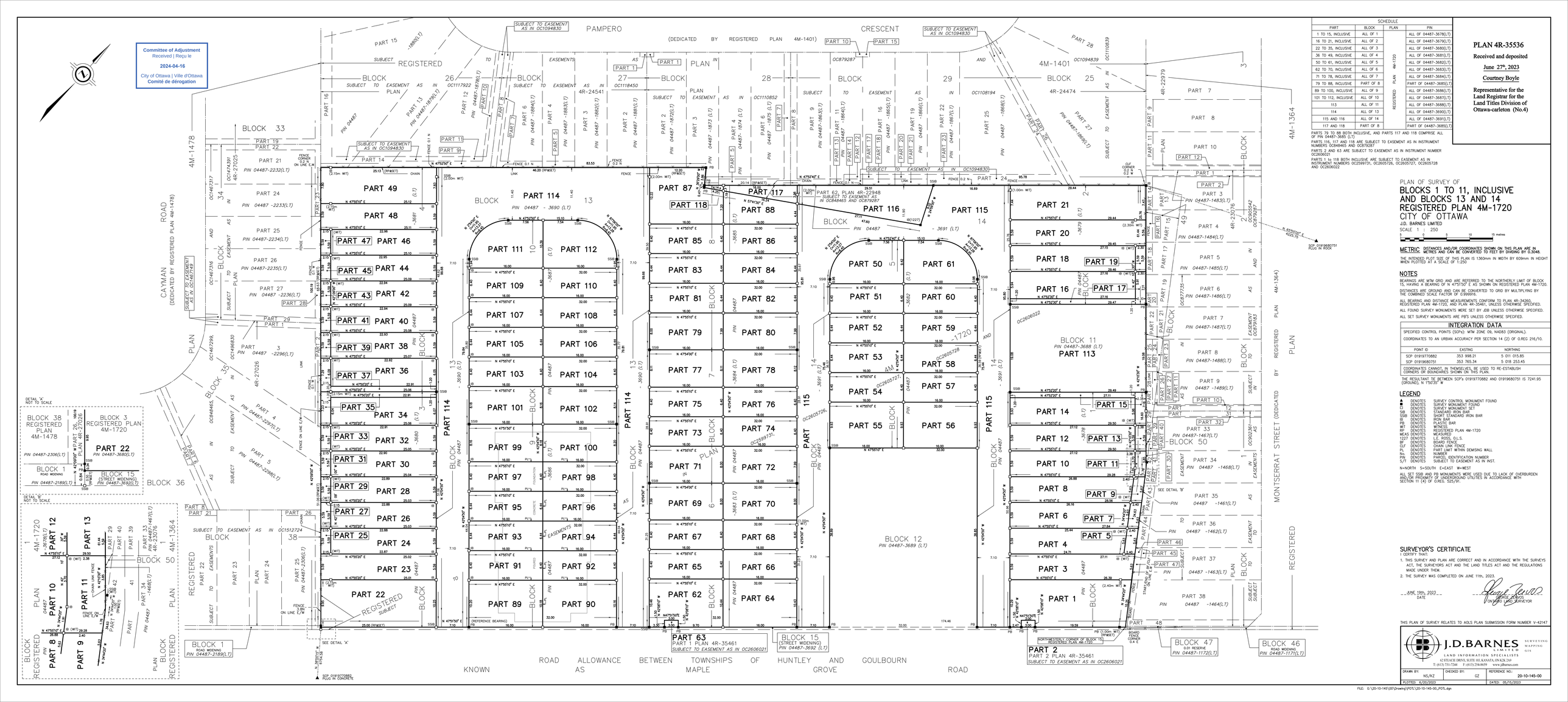
THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER V-58038

J.D.BARNES LIMITED SURVEYING MAPPING GIS
LAND INFORMATION SPECIALISTS
62 STEACIE DRIVE, SUITE 103, KANATA, ON K2K 2A9
T: (613) 731-7268 F: (613) 254-8679 www.jdbarnes.com

DRAWN BY:	CHECKED BY:	REFERENCE NO.:
SM/MS/AM	MS/SL	22-10-119-00
PLOTTED: 2/22/2024		DATED: 11/27/2023

PREPARED FOR: MATTAMY HOMES

FILE: G:\22-10-119\DOT\Drawing\PLAN OF SURVEY FOR OCCUPANCY\22-10-119-00_2024 PLAN OF SURVEY.dgn



SCHEDULE			
PART	BLOCK	PLAN	PIN
1 TO 15, INCLUSIVE	ALL OF 1	REGISTERED PLAN 4M-1720	ALL OF 04487-3678(LT)
16 TO 21, INCLUSIVE	ALL OF 2		ALL OF 04487-3679(LT)
22 TO 35, INCLUSIVE	ALL OF 3		ALL OF 04487-3680(LT)
36 TO 49, INCLUSIVE	ALL OF 4		ALL OF 04487-3681(LT)
50 TO 61, INCLUSIVE	ALL OF 5		ALL OF 04487-3682(LT)
62 TO 70, INCLUSIVE	ALL OF 6		ALL OF 04487-3683(LT)
71 TO 78, INCLUSIVE	ALL OF 7		ALL OF 04487-3684(LT)
79 TO 88, INCLUSIVE	PART OF 8		PART OF 04487-3685(LT)
89 TO 100, INCLUSIVE	ALL OF 9		ALL OF 04487-3686(LT)
101 TO 112, INCLUSIVE	ALL OF 10		ALL OF 04487-3687(LT)
113	ALL OF 11		ALL OF 04487-3688(LT)
114	ALL OF 13		ALL OF 04487-3690(LT)
115 AND 116	ALL OF 14		ALL OF 04487-3691(LT)
117 AND 118	PART OF 8		PART OF 04487-3685(LT)

PARTS 79 TO 88 BOTH INCLUSIVE, AND PARTS 117 AND 118 COMPRISE ALL OF PIN 04487-3685 (LT)

PARTS 116, 117 AND 118 ARE SUBJECT TO EASEMENT AS IN INSTRUMENT NUMBERS OC844465 AND OC879287

PARTS 2 AND 63 ARE SUBJECT TO EASEMENT AS IN INSTRUMENT NUMBER OC2606021

PARTS 1 to 118 BOTH INCLUSIVE ARE SUBJECT TO EASEMENT AS IN INSTRUMENT NUMBERS OC2599731, OC2605726, OC2605727, OC2605728 AND OC2606022

PLAN 4R-35536
Received and deposited
June 27th, 2023
Courtney Boyle
Representative for the Land Registrar for the Land Titles Division of Ottawa-carleton (No.4)

PLAN OF SURVEY OF BLOCKS 1 TO 11, INCLUSIVE AND BLOCKS 13 AND 14 REGISTERED PLAN 4M-1720 CITY OF OTTAWA

J.D. BARNES LIMITED

SCALE 1 : 250

0 5 10 15 metres

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

THE INTENDED PLOT SIZE OF THIS PLAN IS 1360mm IN WIDTH BY 609mm IN HEIGHT WHEN PLOTTED AT A SCALE OF 1:250

NOTES

BEARINGS ARE MTM GRID AND ARE REFERRED TO THE NORTHERLY LIMIT OF BLOCK 15, HAVING A BEARING OF N 47°51'50" E AS SHOWN ON REGISTERED PLAN 4M-1720.

DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999916.

ALL BEARING AND DISTANCE MEASUREMENTS CONFORM TO PLAN 4R-34260, REGISTERED PLAN 4M-1720, AND PLAN 4R-35461, UNLESS OTHERWISE SPECIFIED.

ALL FOUND SURVEY MONUMENTS WERE SET BY JDB UNLESS OTHERWISE SPECIFIED.

ALL SET SURVEY MONUMENTS ARE PIB'S UNLESS OTHERWISE SPECIFIED.

INTEGRATION DATA

SPECIFIED CONTROL POINTS (SCP's): MTM ZONE 09, NAD83 (ORIGINAL).

COORDINATES TO AN URBAN ACCURACY PER SECTION 14 (2) OF O.REG 216/10.

POINT ID	EASTING	NORTHING
SCP 01919770882	353 998.21	5 011 015.85
SCP 01919680751	353 765.34	5 018 253.45

COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

THE RESULTANT TIE BETWEEN SCP's 01919770882 AND 01919680751 IS 7241.95 (GROUND), N 1°50'35" W

LEGEND

■	DENOTES	SURVEY CONTROL MONUMENT FOUND
□	DENOTES	SURVEY MONUMENT FOUND
○	DENOTES	SURVEY MONUMENT SET
SIB	DENOTES	STANDARD IRON BAR
SSIB	DENOTES	SHORT STANDARD IRON BAR
IB	DENOTES	IRON BAR
PIB	DENOTES	PLASTIC BAR
WIT	DENOTES	WITNESS
(R)	DENOTES	AS PER REGISTERED PLAN 4M-1720
MEAS	DENOTES	MEASURED
1227	DENOTES	L.E. ROSS, O.L.S.
BF	DENOTES	BOARD FENCE
CLF	DENOTES	CHAIN LINK FENCE
PL	DENOTES	PART LIMIT WITHIN DEMISING WALL
No.	DENOTES	NUMBER
PIN	DENOTES	PARCEL IDENTIFICATION NUMBER
S/T	DENOTES	SUBJECT TO EASEMENT AS IN INST.

N=NORTH S=SOUTH E=EAST W=WEST

ALL SET SSIB AND PB MONUMENTS WERE USED DUE TO LACK OF OVERBURDEN AND/OR PROXIMITY OF UNDERGROUND UTILITIES IN ACCORDANCE WITH SECTION 11 (A) OF O.REG. 525/91.

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 JUNE 11th, 2023.

JUNE 19th, 2023
DATE

LEONARD ROSS
ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER V-42147

J.D.BARNES LIMITED
LAND INFORMATION SPECIALISTS
62 STEACIE DRIVE, SUITE 103, KANATA, ON, K2K 2A9
T: (613) 733-1744 F: (613) 254-8659 www.jdbarnes.com

SURVEYING MAPPING GIS

DRAWN BY:	CHECKED BY:	REFERENCE NO.:
NS/KZ	GZ	20-10-145-00
PLOTTED: 6/20/2023		DATED: 05/15/2023

FILE: G:\20-10-145\007\drawing\plot\L20-10-145-00_PLOT.dgn

Committee of Adjustment
Received | Reçu le
2024-04-16
City of Ottawa | Ville d'Ottawa
Comité de dérogation

APPROVED UNDER SECTION 51 of the PLANNING ACT,
BY THE CITY OF OTTAWA, THIS 18th DAY OF April, 2023.

DON HERWEYER, MCIP, RPP, ACTING GENERAL MANAGER, PLANNING, REAL ESTATE AND ECONOMIC DEVELOPMENT DEPARTMENT, CITY OF OTTAWA

PLAN 4M- 1720

I CERTIFY THAT THIS PLAN IS REGISTERED IN THE LAND REGISTRY OFFICE FOR THE LAND TITLES DIVISION OF OTTAWA-CARLETON (No. 4)
AT 11:02 O'CLOCK ON THE 24 DAY OF April, 2023 AND ENTERED IN THE PARCEL REGISTER FOR PROPERTY IDENTIFIER 04487-3369, 04487-1590 and 04487-1591
AND THE REQUIRED CONSENTS ARE REGISTERED AS PLAN DOCUMENT No. OC2591401

Christopher Holloway
REPRESENTATIVE FOR LAND REGISTRAR

THIS PLAN COMPRISES ALL OF PINS 04487-3369(LT), 04487-1590(LT) AND 04487-1591(LT)

PART OF BLOCKS 8 AND 14 ARE SUBJECT TO EASEMENT AS IN OC848465 AND OC879287

PLAN OF SUBDIVISION OF
PART OF LOT 1
CONCESSION 1
(GEOGRAPHIC TOWNSHIP OF HUNTLEY)
NOW IN THE
CITY OF OTTAWA

SCALE 1 : 250
0 5 10 15 metres

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

J.D. BARNES LIMITED

NOTES

BEARINGS ARE MTM GRID AND ARE REFERRED TO THE EASTERLY LIMITS OF BLOCKS 34, 35, AND 36, HAVING A BEARING OF N 42°09'00" W AS SHOWN ON REGISTERED PLAN 4M-1478.

DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999916.

ALL FOUND SURVEY MONUMENTS WERE SET BY JDB UNLESS OTHERWISE SPECIFIED.

ALL FOUND AND SET SURVEY MONUMENTS ARE PB'S UNLESS OTHERWISE SPECIFIED.

INTEGRATION DATA

SPECIFIED CONTROL POINTS (SCPs): MTM ZONE 09, NAD83 (ORIGINAL).

COORDINATES TO AN URBAN ACCURACY PER SECTION 14 (2) OF O.REG. 216/10.

POINT ID	EASTING	NORTHING
SCP 01919770882	353 998.21	5 011 015.85
SCP 01919680751	353 765.34	5 018 253.45

COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN.

THE RESULTANT TIE BETWEEN SCP's 01919770882 AND 01919680751 IS 7241.95 (GROUND), N 1°50'30" W

LEGEND

▲	DENOTES	SURVEY CONTROL MONUMENT FOUND
■	DENOTES	SURVEY MONUMENT FOUND
●	DENOTES	SURVEY MONUMENT SET
SSIB	DENOTES	STANDARD IRON BAR
SSIB	DENOTES	SHORT STANDARD IRON BAR
PB	DENOTES	PLASTIC BAR
IB	DENOTES	IRON BAR
WIT	DENOTES	WITNESS
MEAS	DENOTES	MEASURED
SCP	DENOTES	SPECIFIED CONTROL POINT
JDB	DENOTES	J.D. BARNES LTD.
BDF	DENOTES	BOARD FENCE
CLF	DENOTES	CHAIN LINK FENCE
RP	DENOTES	REGISTERED PLAN 4M-1364
RP1	DENOTES	REGISTERED PLAN 4M-1478
RP2	DENOTES	REGISTERED PLAN 4M-1401
P	DENOTES	PLAN 4R-27026
P1	DENOTES	PLAN 4R-27025
P2	DENOTES	PLAN 4R-22948
P3	DENOTES	PLAN 4R-34260

N=NORTH S=SOUTH E=EAST W=WEST

ALL SET SSIB AND PB MONUMENTS WERE USED DUE TO LACK OF OVERBURDEN AND/OR PROXIMITY OF UNDERGROUND UTILITIES IN ACCORDANCE WITH SECTION 11 (4) OF O.REG. 525/91.

OWNER'S CERTIFICATE - PLAN OF SUBDIVISION

THIS IS TO CERTIFY THAT:
1. BLOCKS 1 TO 14, BOTH INCLUSIVE, AND THE STREET WIDENING, NAMELY BLOCK 15, HAVE BEEN LAID OUT IN ACCORDANCE WITH OUR INSTRUCTIONS.
2. THE STREET WIDENING IS HEREBY DEDICATED TO CITY OF OTTAWA AS PUBLIC HIGHWAY.

DATED THIS 9th DAY OF March 2023

MATTAMY (MAPLE GROVE) LIMITED

KEVIN MURPHY – VICE PRESIDENT – LAND DEVELOPMENT
"I HAVE THE AUTHORITY TO BIND THE CORPORATION"

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 DECEMBER 7th, 2022.

JANUARY 26th, 2023
DATE

GEORGIOS ZERVOS
ONTARIO LAND SURVEYOR

THIS PLAN OF SURVEY RELATES TO AOLS PLAN SUBMISSION FORM NUMBER V-41998

J. D. BARNES LIMITED
SURVEYING MAPPING GIS
LAND INFORMATION SPECIALISTS
62 STEACIE DRIVE, SUITE 165, KANATA, ON K2K 2A9
T: (613) 731-7244 F: (613) 254-8659 www.jdbarnes.com

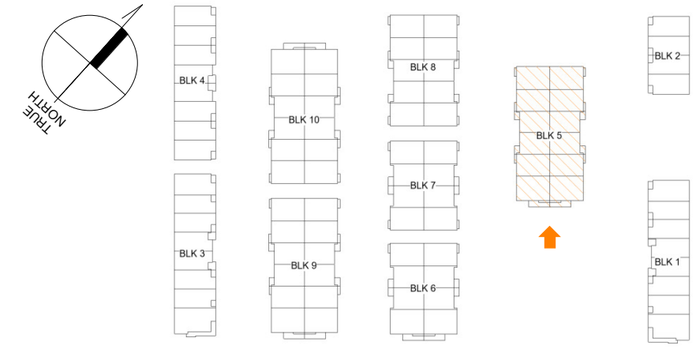
DRAWN BY:	CHECKED BY:	REFERENCE NO.:
NS	NS/GZ	20-10-145-00 V1.1
PLOTTED: 3/9/2023		DATED: 12/17/2021

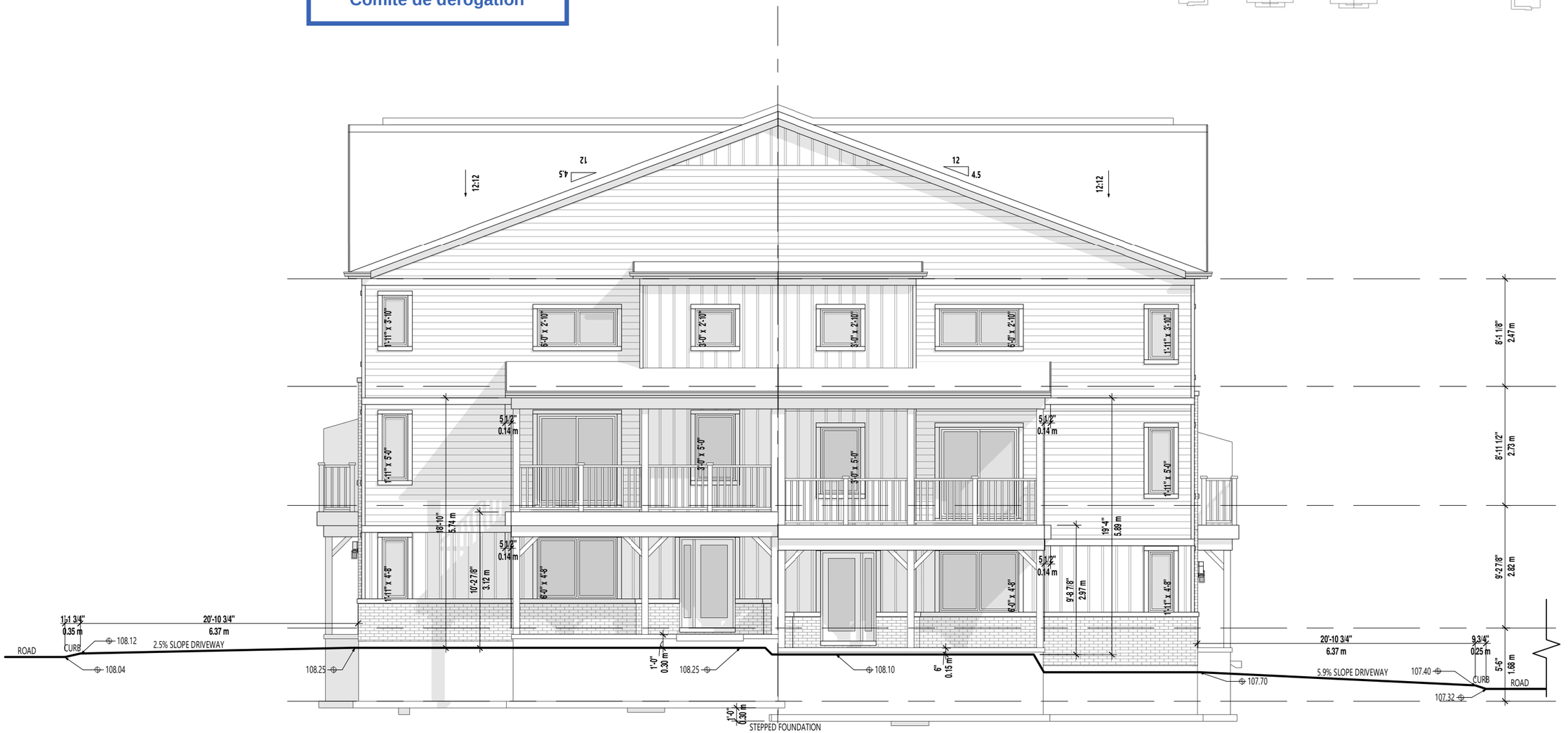
FILE: G:\20-10-145\00\Drawing\4m-Plan\20-10-145-00_4m-Plan.dgn

Committee of Adjustment
Received | Reçu le

2024-04-16

City of Ottawa | Ville d'Ottawa
Comité de dérogation





GVHC - Rev
ELEV. 'FM'
PALMSEN CORNER
JDE LOT 1540
805 KINSTEAD PRIVATE

GVHC - STD
ELEV. 'FM'
PALMSEN CORNER
JDE LOT 1529
753 KINSTEAD PRIVATE

ISSUED / REVISION CHART

BY	DESCRIPTION OF ISSUE/REVISION	YYYY-MM-DD

ENGINEER'S STAMP

ARCHITECT'S STAMP

ARCHITECT DISCLAIMER
COPYRIGHT OF THIS DRAWING AND DESIGN IS RESERVED BY THE DESIGNER. THE DRAWING AND ALL ASSOCIATED DOCUMENTS ARE AN INSTRUMENT OF SERVICE BY THE DESIGNER. THE DRAWING AND THE INFORMATION CONTAINED HEREIN SHALL NOT BE USED, REPRODUCED OR REVISED IN ANY MANNER WITHOUT THE EXPRESS WRITTEN CONSENT OF THE DESIGNER. THESE CONTRACT DOCUMENTS ARE THE PROPERTY OF THE ARCHITECT. THE ARCHITECT BEARS NO RESPONSIBILITY FOR THE INTERPRETATION OF THESE DOCUMENTS BY THE CONTRACTOR UNLESS CLARIFICATION HAS BEEN REQUESTED IN WRITING AND RECEIVED FROM THE ARCHITECT. THE CONTRACTOR WILL PROVIDE WRITTEN GRAPHIC CLARIFICATION OR SUPPLEMENTARY INFORMATION REGARDING THE INTENT OF THE CONTRACT DOCUMENTS. THE ARCHITECT WILL REVIEW, SHOP DRAWINGS SUBMITTED BY THE CONTRACTOR FOR DESIGN CONFORMANCE ONLY. THE CONTRACTOR IS RESPONSIBLE FOR ALL DIMENSIONS AND REPORT ANY DISCREPANCIES WITH THE CONTRACT DOCUMENTS TO DRAWINGS ARE NOT TO BE SCALED FOR CONSTRUCTION. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS REQUIRED TO PERFORM THE WORK AND REPORT, ANY DISC
THE ARCHITECT BEFORE COMMENCING WORK.
PLUMBING, ELECTRICAL, MECHANICAL OR ELECTRICAL DEVICES, FITTINGS, AND FIXTURES ARE INDICATED ON ARCHITECTURAL DRAWINGS. THE LOCATIONS SHOWN ON THE ARCHITECTURAL
MECHANICAL AND ELECTRICAL DRAWINGS. THOSE ITEMS NOT CLEARLY LOCATED WILL BE LOCATED AS DIRECTED BY THE ARCHITECT.
ALL CONSTRUCTION SHALL CONFORM WITH THE CODE AND BYLAWS OF THE AUTHORITIES HAVING
THESE DRAWINGS ARE NOT TO BE USED FOR CONSTRUCTION UNLESS NOTED BELOW AS "ISSUED" FOR CONSTRUCTION. ALL WORK TO BE CARRIED OUT IN CONFORMANCE WITH THE CO
JURISDICTION.
THE DESIGNER OF THESE PLANS AND SPECIFICATIONS GIVES NO WARRANTY OR REPRESENTATION TO ANY PARTY ABOUT THE CONSTRUCTABILITY OF THE REPRESENTED BY THEM. ALL CONTRACTORS OR SUBCONTRACTORS MUST SATISFY THEMSELVES WHEN BIDDING AND AT ALL TIMES THAT THEY CAN PROPERLY CONSTRUCT THE WORK REPRESENTED BY THESE PLANS.

organica studio + inc
architecture | interiors | strategy | management
7-145 BRINGHAM STREET,
ETOBICOKE, ON.
M8V 3J5
info@organicastudio.ca
T: 905 852 5758

684 KING ST W,
3RD FLOOR,
TORONTO, ON.
M5V 1M7
tw@gmstudio.ca
GM STUDIO

MATTAMY HOMES
MAPLE GROVE
OTTAWA, ON

FARMHOUSE MODERN (FM)
1837 & 1849 MAPLE GROVE ROAD

BLOCK 5 - FM
SHEET A2.01a

SCALE	SHEET SIZE	ISSUE DATE
As indicated	11x17	2024/04/05

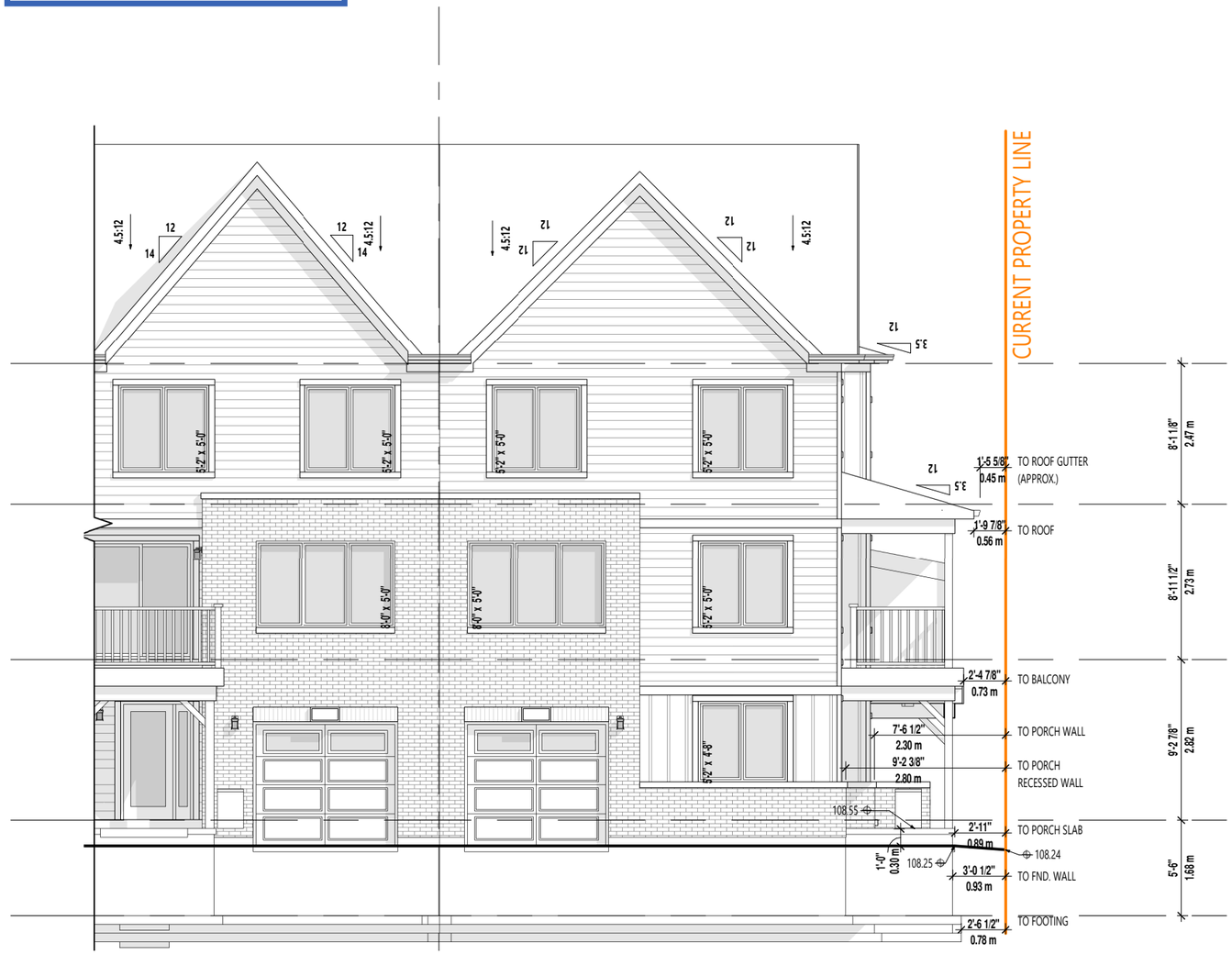
SIDE ELEVATION (753 & 805 KINGSTEAD PRIVATE)

TOTAL ACTUAL SQFT

Committee of Adjustment
Received | Reçu le

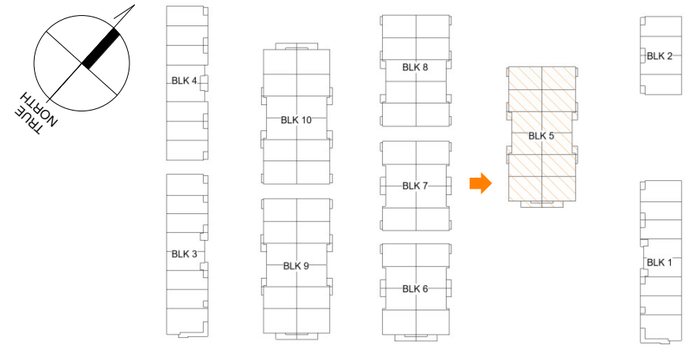
2024-04-16

City of Ottawa | Ville d'Ottawa
Comité de dérogation



GVHB - STD
ELEV. 'FM'
HARMAN
JDE LOT 1539
803 KINSTEAD PRIVATE

GVHC - Rev
ELEV. 'FM'
PALMSEN CORNER
JDE LOT 1540
805 KINSTEAD PRIVATE



ISSUED / REVISION CHART

BY	DESCRIPTION	2024-04-05

ENGINEER'S STAMP

ARCHITECT'S STAMP

ARCHITECT DISCLAIMER
COPYRIGHT OF THIS DRAWING AND DESIGN IS RESERVED BY THE DESIGNER. THE DRAWING AND ALL ASSOCIATED DOCUMENTS ARE AN INSTRUMENT OF SERVICE BY THE DESIGNER. THE DRAWING AND THE INFORMATION CONTAINED THEREIN MAY NOT BE USED, REPRODUCED OR REVISED IN ANY MANNER WITHOUT THE EXPRESS WRITTEN CONSENT OF THE DESIGNER. ALL REPRODUCTIONS OF THESE CONTRACT DOCUMENTS ARE THE PROPERTY OF THE ARCHITECT. THE ARCHITECT BEARS NO RESPONSIBILITY FOR THE INTERPRETATION OF THESE DOCUMENTS BY THE CONTRACTOR UPON WHICH THE CONTRACTOR MAKES ANY DISCREPANCIES WITH THE CONTRACT DOCUMENTS TO WILL PROVIDE WRITTEN GRAPHIC CLARIFICATION OR SUPPLEMENTARY INFORMATION REGARDING THE INTENT OF THE CONTRACT DOCUMENTS. THE ARCHITECT WILL REVIEW, SHOP DRAWINGS SUBMITTED BY THE CONTRACTOR FOR REVIEW AND REPORT ANY DISCREPANCIES WITH THE CONTRACT DOCUMENTS TO DRAWINGS ARE NOT TO BE SCALED FOR CONSTRUCTION. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS REQUIRED TO PERFORM THE WORK AND REPORT ANY DISCREPANCIES TO THE ARCHITECT BEFORE COMMENCING WORK.
ROUGH-IN DRAWINGS ARE SCHEMATIC ONLY. MECHANICAL OR ELECTRICAL DEVICES, FITTINGS, AND FIXTURES ARE INDICATED ON ARCHITECTURAL DRAWINGS. THE LOCATIONS SHOWN ON THE MECHANICAL AND ELECTRICAL DRAWINGS. THOSE ITEMS NOT CLEARLY LOCATED WILL BE LOCATED AS DIRECTED BY THE ARCHITECT.
THESE DRAWINGS ARE NOT TO BE USED FOR CONSTRUCTION UNLESS NOTED BELOW AS 'ISSUED FOR CONSTRUCTION'. ALL WORK TO BE CARRIED OUT IN CONFORMANCE WITH THE CODE AND BY-LAWS OF THE AUTHORITIES HAVING
THE DESIGNER OF THESE PLANS AND SPECIFICATIONS GIVES NO WARRANTY OR REPRESENTATION TO ANY PARTY ABOUT THE CONSTRUCTABILITY OF THE REPRESENTED BY THEM. ALL CONTRACTORS OR SUBCONTRACTORS MUST SATISFY THEMSELVES WHEN BIDDING AND AT ALL TIMES THAT THEY CAN PROPERLY CONSTRUCT THE WORK REPRESENTED BY THESE PLANS.

orgenica studio + inc
7-145 BIRMINGHAM STREET,
ETOBICOKE, ON.
M8V 2K9
info@orgenicastudio.ca
T: 905 832 5758

634 KING ST W.,
3RD FLOOR,
TORONTO, ON.
M5V 1M3
bim@bimstudio.ca

MATTAMY HOMES
MAPLE GROVE
OTTAWA, ON

FARMHOUSE MODERN (FM)
1837 & 1849 MAPLE GROVE ROAD

BLOCK 5 - FM
SHEET A2.00b

SCALE	SHEET SIZE	ISSUE DATE
As indicated	11x17	2024/04/05

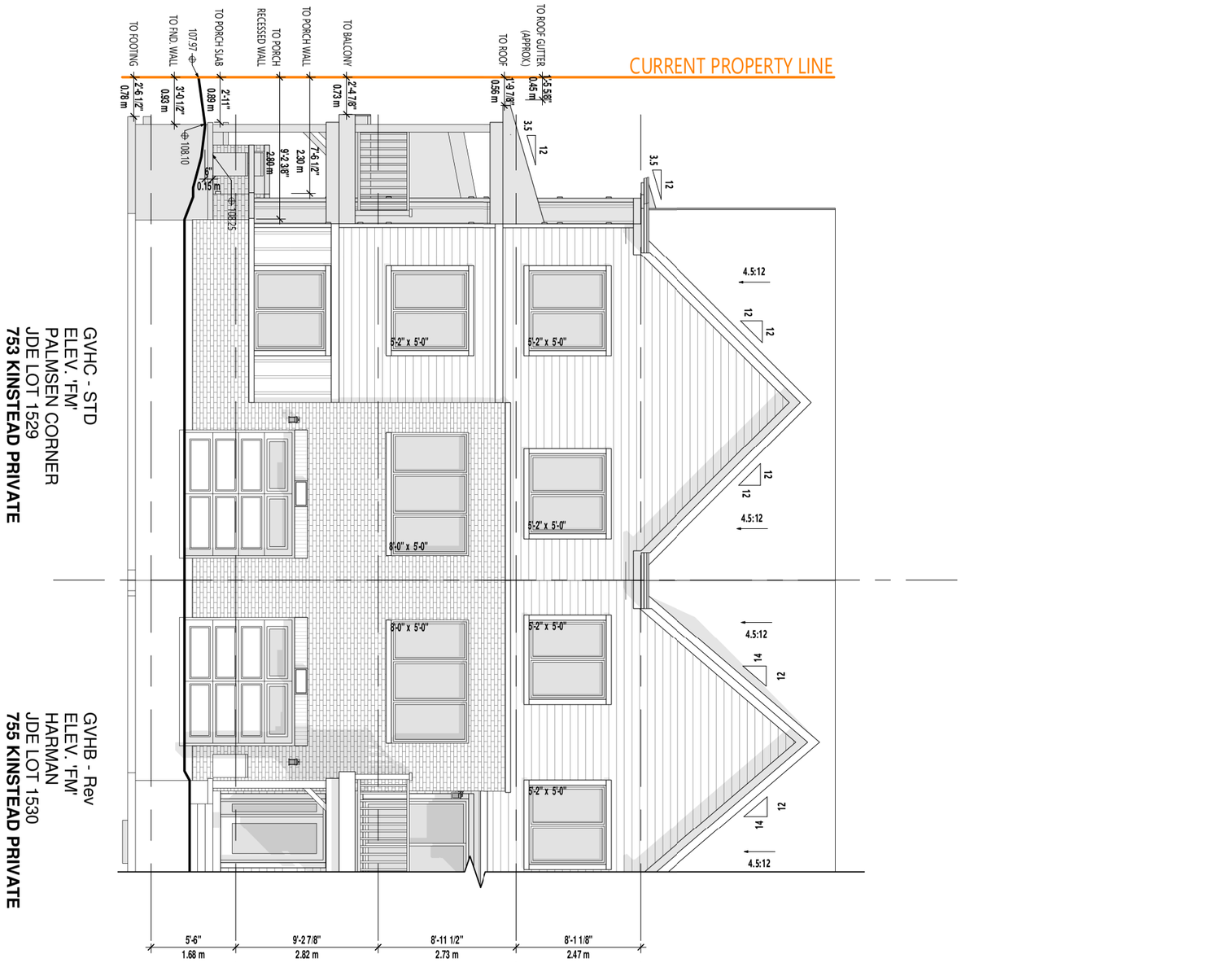
FRONT ELEVATION (805 KINGSTEAD PRIVATE)

TOTAL ACTUAL SQFT

Committee of Adjustment
Received | Reçu le

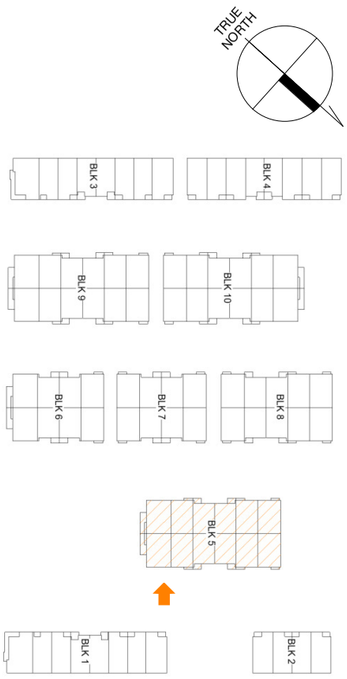
2024-04-16

City of Ottawa | Ville d'Ottawa
Comité de dérogation



GVHC - STD
ELEV. 'FM'
PALMSEN CORNER
JDE LOT 1529
753 KINSTEAD PRIVATE

GVHB - Rev
ELEV. 'FM'
HARMAN
JDE LOT 1530
755 KINSTEAD PRIVATE



organica studio + inc
architecture | interiors | design | research
7-145 BIRMINGHAM STREET,
ETOBICOKE, ON.
M8V0Z8
info@organicastudio.ca
T: 905 832 5758

ARCHITECT DISCLAIMER
COPYRIGHT OF THIS DRAWING AND DESIGN IS RESERVED BY THE DESIGNER. THE DRAWING AND ALL ASSOCIATED DOCUMENTS ARE AN INSTRUMENT OF SERVICE BY THE DESIGNER. THE DRAWING AND THE INFORMATION CONTAINED THEREIN MAY NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT PRIOR WRITTEN PERMISSION OF THE DESIGNER.
THESE CONTRACT DOCUMENTS ARE THE PROPERTY OF THE ARCHITECT. THE ARCHITECT BEARS NO RESPONSIBILITY FOR THE INTERPRETATION OF THESE DOCUMENTS BY THE CONTRACTOR UPON WRITTEN APPLICATION THE ARCHITECT WILL PROVIDE WRITTEN/GRAPHIC CLARIFICATION OR SUPPLEMENTARY INFORMATION REGARDING THE INTENT OF THE CONTRACT DOCUMENTS. THE ARCHITECT WILL REVIEW, SHOP DRAWINGS SUBMITTED BY THE CONTRACTOR FOR DESIGN CONFORMANCE ONLY.
DRAWINGS ARE NOT TO BE SCALED FOR CONSTRUCTION. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS REQUIRED TO PERFORM THE WORK AND REPORT ANY DISCREPANCIES WITH THE CONTRACT DOCUMENTS TO THE ARCHITECT BEFORE COMMENCING WORK.
POSITIONS OF EXPOSED OR FINISHED MECHANICAL OR ELECTRICAL DEVICES, FITTINGS, AND FIXTURES ARE INDICATED ON ARCHITECTURAL DRAWINGS. THE LOCATIONS SHOWN ON THE ARCHITECTURAL DRAWINGS GOVERN OVER THE MECHANICAL AND ELECTRICAL DRAWINGS. THOSE ITEMS NOT CLEARLY LOCATED WILL BE LOCATED AS DIRECTED BY THE ARCHITECT.
THESE DRAWINGS ARE NOT TO BE USED FOR CONSTRUCTION UNLESS NOTED BELOW AS 'ISSUED FOR CONSTRUCTION'. ALL WORK TO BE CARRIED OUT IN CONFORMANCE WITH THE CODE AND BYLAWS OF THE AUTHORITIES HAVING JURISDICTION.
THE DESIGNER OF THESE PLANS AND SPECIFICATIONS GIVES NO WARRANTY OR REPRESENTATION TO ANY PARTY ABOUT THE CONSTRUCTABILITY OF THE REPRESENTED BY THEM. ALL CONTRACTORS OR SUBCONTRACTORS MUST SATISFY THEMSELVES WHEN BIDDING AND AT ALL TIMES THAT THEY CAN PROPERLY CONSTRUCT THE WORK REPRESENTED BY THESE PLANS.

ARCHITECT STAMP

ENGINEER STAMP

ISSUED / REVISION CHART

01	ISSUED FOR REVIEW	2024-04-05

BIM STUDIO
636 KING ST W,
3RD FLOOR,
TORONTO, ON,
M5V 1M7,
bim@bimstudio.ca

FRONT ELEVATION (753 KINGSTEAD PRIVATE)

MATTAMY HOMES
MAPLE GROVE
OTTAWA, ON

FARMHOUSE MODERN (FM)
1837 & 1849 MAPLE GROVE ROAD

BLOCK 5 - FM

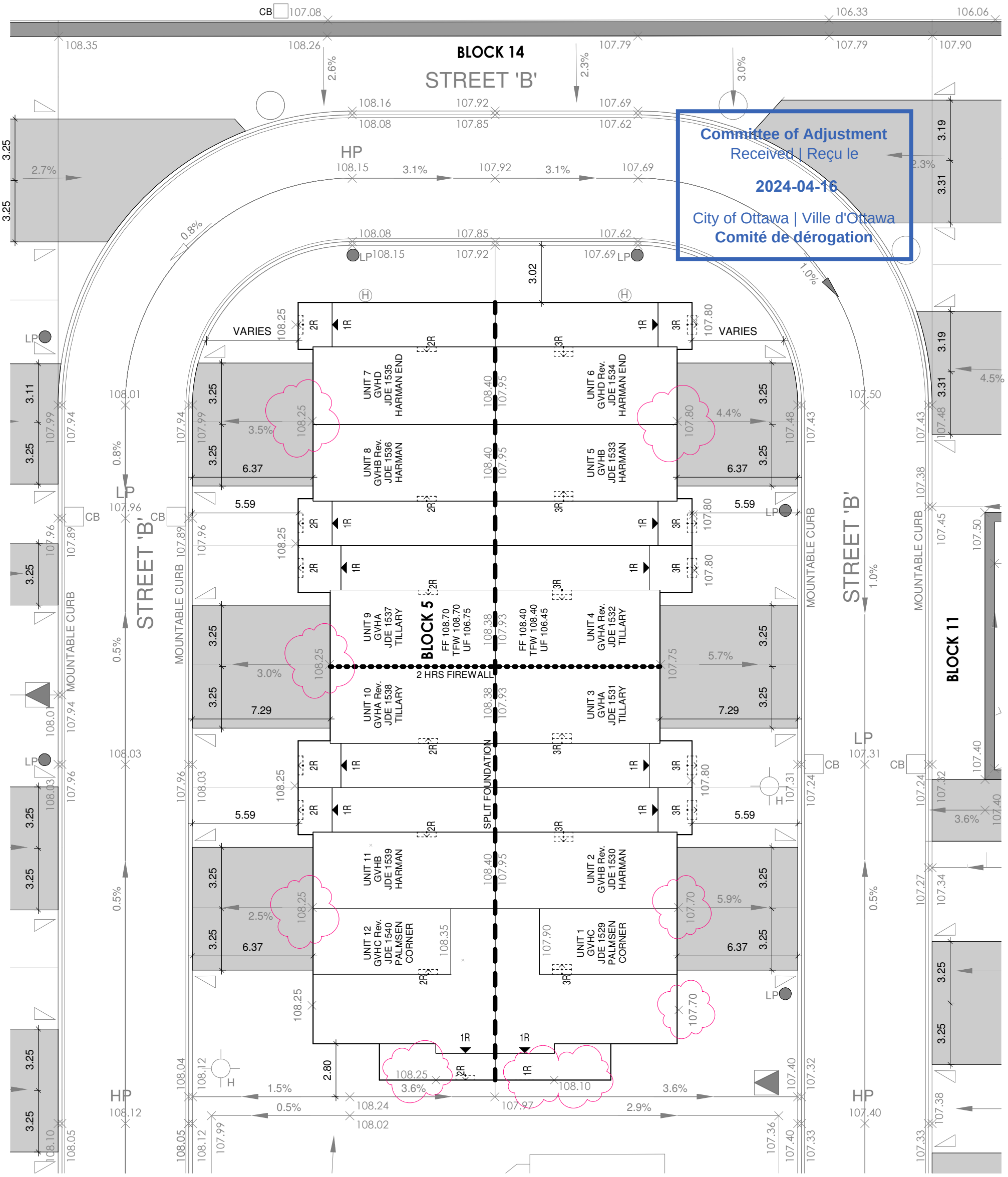
SHEET A2.00a

TOTAL ACTUAL SQFT

SCALE **As indicated**

SHEET SIZE **11x17**

ISSUE DATE **2024/04/05**



Block 5 Siting Plan

1 : 200

PLAN NOTES:

THE BUILDER MUST MEASURE THE INVERT ELEVATIONS AND VERIFY THAT ADEQUATE FALL IS AVAILABLE FOR THE STORM AND SANITY SEWER PIPES PRIOR TO THE POURING OF FOOTINGS.

BUILDER TO VERITY ADEQUACY OF FOUNDING SOILS WITH PROJECT GEOTECHNICAL CONSULTANT ADJACENT TO REAR LOT CATCHBASIN AND LEAD PRIOR TO POURING FOOTINGS.

EXTENDED FOOTINGS FOR RAISED UNITS: UNDERSIDE OF FOOTING TO BE EXTENDED TO ENGINEER FILL OR SUITABLE NATIVE MATERIAL TO BE APPROVED BY THE PROJECT GEOTECHNICAL ENGINEER.

ENGINEERED FILL SYMBOLS SHOWN ON SITING ARE BASED ON THEORETICAL FILL LOCATIONS. BUILDER TO CONFIRM ENGINEERED FILL FOR ALL LOTS / BLOCKS WITH THE ENGINEERED FILL CERTIFICATE PROVIDED BY THE PROJECT GEOTECHNICAL CONSULTANT PRIOR TO EXCAVATING AND POURING FOOTINGS. BUILDER TO LOWER FOOTINGS TO ENGINEERED FILL PAD ELEVATIONS WHERE REQUIRED.

SITING LEGEND

- LP LIGHT POLE
- H HYDRANT
- TRANSFORMER
- WATER SERVICE
- DOUBLE SANITARY + STORM CONNECTION
- SIDE WINDOW
- CB CATCH BASIN
- CABLE TELEVISION PEDESTAL
- CATCH BASIN "T" OR "L"
- EXTERIOR DOOR
- SINGLE SANITARY + STORM CONNECTION
- SWALE DIRECTION
- BELL PEDESTAL
- FF FINISHED GROUND FLOOR ELEVATION
- UF UNDERSIDE FOOTING ELEVATION
- BF FIN. BASEMENT SLAB
- TFW TOP OF FOUNDATION WALL
- UFR UNDERSIDE FOOTING AT REAR
- UFF UNDERSIDE FOOTING AT FRONT
- UFS UNDERSIDE FOOTING AT SIDE
- W.O.B WALK OUT BASEMENT
- AC AIR CONDITIONER
- EMBANKMENT 3:1 SLOPE
- PROPOSED VALUE
- SUPER MAIL BOX
- H HYDRO METER
- —H— HYDRO SERVICE LATERAL
- REV REVERSE PLAN
- RAIN WATER DOWNSPOUT
- RETAINING WALL
- SUMP PUMP DISCHARGE
- ACOUSTICAL FENCE (SEE LANDSCAPE PLAN)
- PRIVACY FENCE (SEE LANDSCAPE PLAN)
- CHAIN LINK FENCE (SEE LANDSCAPE PLAN)
- METAL FENCE (SEE LANDSCAPE PLAN)

NOTES: DRIVEWAYS ARE TO BE 1.2 CLEAR OF UTILITY STRUCTURES & HYDRANTS;
BUILDER TO VERIFY LOCATION OF ALL HYDRANTS STREET LIGHTS, TRANSFORMERS AND OTHER SERVICES. IF MIN. DIMENSIONS ARE NOT MAINTAINED, BUILDER IS TO RELOCATE AT HIS OWN EXPENSE.

organica studio + inc.
architecture | interiors | design | research
7-145 BIRMINGHAM STREET,
ETOBICOKE, ON,
M8V3Z8
info@organicastudio.ca
T: 905 832 5758

ARCHITECT DISCLAIMER

COPYRIGHT OF THIS DRAWING AND DESIGN IS RESERVED BY THE DESIGNER. THE DRAWING AND ALL ASSOCIATED DOCUMENTS ARE AN INSTRUMENT OF SERVICE BY THE DESIGNER. THE DRAWING AND THE INFORMATION CONTAINED THEREIN MAY NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT PRIOR WRITTEN PERMISSION OF THE DESIGNER.
THESE CONTRACT DOCUMENTS ARE THE PROPERTY OF THE ARCHITECT. THE ARCHITECT BEARS NO RESPONSIBILITY FOR THE INTERPRETATION OF THESE DOCUMENTS BY THE CONTRACTOR.UPON WRITTEN APPLICATION THE ARCHITECT WILL PROVIDE WRITTEN/GRAPHIC CLARIFICATION OR SUPPLEMENTARY INFORMATION REGARDING THE INTENT OF THE CONTRACT DOCUMENTS. THE ARCHITECT WILL REVIEW. SHOP DRAWINGS SUBMITTED BY THE CONTRACTOR FOR DESIGN CONFORMANCE ONLY.
DRAWINGS ARE NOT TO BE SCALED FOR CONSTRUCTION. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS REQUIRED TO PERFORM THE WORK AND REPORT ANY DISCREPANCIES WITH THE CONTRACT DOCUMENTS TO THE ARCHITECT BEFORE COMMENCING WORK.
POSITIONS OF EXPOSED OR FINISHED MECHANICAL OR ELECTRICAL DEVICES, FITTINGS, AND FIXTURES ARE INDICATED ON ARCHITECTURAL DRAWINGS. THE LOCATIONS SHOWN ON THE ARCHITECTURAL DRAWINGS GOVERN OVER THE MECHANICAL AND ELECTRICAL DRAWINGS. THOSE ITEMS NOT CLEARLY LOCATED WILL BE LOCATED AS DIRECTED BY THE ARCHITECT.
THE DESIGNER OF THESE PLANS AND SPECIFICATIONS GIVES NO WARRANTY OR REPRESENTATION TO ANY PARTY ABOUT THE CONSTRUCTABILITY OF THE REPRESENTED BY THEM. ALL CONTRACTORS OR SUBCONTRACTORS MUST SATISFY THEMSELVES WHEN BIDDING AND AT ALL TIMES THAT THEY CAN PROPERLY CONSTRUCT THE WORK REPRESENTED BY THESE PLANS.

ARCHITECT STAMP

ONTARIO ASSOCIATION OF ARCHITECTS
JULIO CESAR CIFUENTES
LICENCE
8187

SITE STATISTICS

LOT AREA - 1410.5 m2
BUILDING AREA - 717.4 m2
LOT COVERAGE % - 50.9%

ZONGING REQUIREMENTS

FRONT SETBACK - 5.2m	CORNER SETBACK - 2.5m
SIDE SETBACK - 1.2m	SETBACK TO GARAGE - 5.2m
REAR SETBACK - 0m	

JDE LOT NUMBERS

LOT 1 - 1529	LOT 2 - 1530	LOT 3 - 1531
LOT 4 - 1532	LOT 5 - 1533	LOT 6 - 1534
LOT 7 - 1535	LOT 8 - 1536	LOT 9 - 1537
LOT 10 - 1538	LOT 11 - 1539	LOT 12 - 1540

ISSUED / REVISION CHART

01	ISSUED FOR PERMIT	2022-07-29
02	REVISED AS PER COMMENT	2022-08-24
03	REVISED AS PER COMMENT	2022-10-13

BIM STUDIO
636 KING ST W,
3RD FLOOR,
TORONTO, ON,
M5V 1M7,
bim@bimstudio.ca

BLOCK 5 SITING PLAN

MATTAMY HOMES
MAPLE GROVE
OTTAWA, ON

FARMHOUSE MODERN (FM)
1837 & 1849 MAPLE GROVE ROAD

SHEET 1 OF 1

SCALE **As indicated** SHEET SIZE **11x17** ISSUE DATE **10/13/22**

Committee of Adjustment
Received | Reçu le

2024-05-08

City of Ottawa | Ville d'Ottawa
Comité de dérogation

This document is presented in the language it was provided.
Ce document est présenté dans la langue dans laquelle il a été fourni.

MINOR VARIANCE APPLICATION
COMMENTS TO THE COMMITTEE OF ADJUSTMENT
PANEL 3
PLANNING, REAL ESTATE AND ECONOMIC DEVELOPMENT DEPARTMENT

Site Address:	805 Kinstead Private
Legal Description:	Part of Block 5, Registered Plan 4M-1720
File No.:	D08-0224/A-00096
Report Date:	May 08, 2024
Hearing Date:	May 14, 2024
Planner:	Luke Teeft
Official Plan Designation:	Suburban (West) Transect, Neighbourhood
Zoning:	R3YY[2796]

DEPARTMENT COMMENTS

The Planning, Development and Building Services Department **has no concerns with** the application.

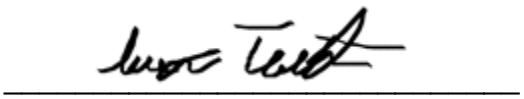
DISCUSSION AND RATIONALE

Staff have reviewed the subject minor variance application against the “four tests” as outlined in Section 45 (1) of the *Planning Act,* R.S.O. 1990 c. P.13, as amended. Staff are satisfied that the requested minor variances meet the “four tests”.

The requested projections are considered minor – the context of the site is such that the balconies and porches will be facing an existing single-family home at 1837 Maple Grove Road and will not infringe upon the rear yard of this property. The proposal does not contradict the Official Plan and is otherwise in conformity with all other provisions of the underlying zone.

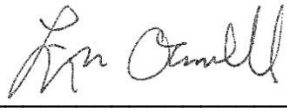
ADDITIONAL COMMENTS

- The **Planning, Development and Building Services Department** will do a complete review of grading and servicing during the building permit process.
- Any proposed works to be located within the road allowance requires prior written approval from the Infrastructure Services Department
- The surface storm water runoff including the roof water must be self contained and directed to the City Right-of-Way, not onto abutting private properties as approved by **Planning, Development and Building Services Department**.
- Existing grading and drainage patterns must not be altered.



Luke Teeft
Planner I, Development Review, All Wards

Planning, Real Estate and Economic Development Department



Erin O'Connell
Planner III, Development Review, All Wards
Planning, Real Estate and Economic Development Department

NOTICE OF HEARING

Pursuant to the Ontario *Planning Act*

Consent Application

Panel 3
Tuesday, April 16, 2024
9 a.m.

Ben Franklin Place, Main Floor Chamber, 101 Centrepointe Drive
and by videoconference

Owners of neighbouring properties within 60 metres of the property address below are receiving this notice in case they want to comment on the application(s) and/or participate at the hearing.

The hearing can also be viewed on the Committee of Adjustment YouTube page.

Simultaneous interpretation in both official languages, accessible formats and communication supports are available for any specific agenda item by contacting the Committee of Adjustment at least 72 hours before the hearing.

File Nos.:	D08-01-21/B-00398
Application:	Consent under section 53 of the *Planning Act*
Owners/Applicants:	Dilworth Developments Inc.
Property Address:	2095 Dilworth Road
Ward:	21 – Rideau-Jock
Legal Description:	Part of Lot 35, Concession 3, former Township of North Gower
Zoning:	RU
Zoning By-law:	2008-250

APPLICANTS PROPOSAL / PURPOSE OF THE APPLICATION:

The Owner wants to subdivide their property into two separate parcels of land to create one new lot for future residential development.

At the hearing on November 17, 2021, the application was adjourned to allow the applicant time to address the concerns raised by the City Planner and the Conservation Authority. The applicant has since provided additional documentation to address the concerns and would like to proceed with the application.

CONSENT IS REQUIRED FOR THE FOLLOWING:

The Owner requires the Committee's consent to sever land.

The severed land, shown as Part 1 on a Sketch filed with the application, will have a frontage of 83.5 metres on Dilworth Road and 43.5 metres on Third Line Road, an irregular depth of 320 metres and a lot area of 2.06 ha. This parcel is currently vacant and will be known municipally as 2059 Dilworth Road.

The retained land shown as Part 2 on said sketch will have frontage of 765 metres, a depth of 405 metres, and a lot area of 35.26 ha. This parcel contains an existing single-family dwelling and garage and is known municipally as 2095 Dilworth Road.

IF YOU DO NOT PARTICIPATE in the hearing, it may proceed in your absence, and you will not receive any further notice of the proceedings.

IF YOU WANT TO BE NOTIFIED OF THE DECISION following the hearing, and of any subsequent appeal to the Ontario Land Tribunal, submit a written request to the Committee.

FOR MORE INFORMATION about this matter, contact the Committee of Adjustment at the address, email address, website or QR code below.

ALL SUBMITTED INFORMATION BECOMES PUBLIC

In accordance with the *Planning Act*, the *Municipal Act* and the *Municipal Freedom of Information and Privacy Act*, a written submission to the Committee of Adjustment is considered public information and can be shared with any interested individual. Information you choose to disclose in your correspondence, including your personal information, will become part of the public record, and shared with Committee Members, the Applicant(s) or their agent, and any other interested individual.

HOW TO PARTICIPATE

Submit written or oral comments before the hearing: Email your comments to cofa@ottawa.ca at least 24 hours before the hearing to ensure they are received by the panel adjudicators. You may also call the Coordinator at 613-580-2436 to have your comments transcribed.

Register to Speak at the hearing at least 24 hours before by contacting the Committee Coordinator at 613-580-2436 or at cofa@ottawa.ca. You will receive details on how to participate by videoconference. If you want to share a visual presentation, the Coordinator can provide details on how to do so. Presentations are limited to five minutes, and any exceptions are at the discretion of the Chair.

Hearings are governed by the Committee of Adjustment's *Rules of Practice and Procedure* accessible online.

COMMITTEE OF ADJUSTMENT

The Committee of Adjustment is the City of Ottawa's quasi-judicial tribunal created under the Ontario *Planning Act*. Each year, it holds hearings on hundreds of applications under the *Planning Act* in accordance with the Ontario *Statutory Powers Procedure Act*, including consents to sever land and minor variances from the zoning requirements.

DATED: April 2, 2024

Ce document est également offert en français.

Committee of Adjustment
City of Ottawa
101 Centrepointe Drive
Ottawa ON K2G 5K7
Ottawa.ca/CommitteeofAdjustment
cofa@ottawa.ca
613-580-2436

Comité de dérogation
Ville d'Ottawa
101, promenade Centrepointe
Ottawa ON K2G 5K7
Ottawa.ca/Comitedederogation
cded@ottawa.ca
613-580-2436

AVIS D'AUDIENCE

Conformément à la *Loi sur l'aménagement du territoire* de l'Ontario

Demande d'autorisation

Groupe 3
Mardi 16 avril 2024
9 h

Place-Ben-Franklin, salle Chamber, 101, promenade Centrepointe
et par vidéoconférence

Les propriétaires des biens-fonds situés dans un rayon de 60 mètres de l'adresse ci-dessous reçoivent le présent avis afin de formuler des observations sur la ou les demandes et de participer à l'audience s'ils le souhaitent.

L'audience peut aussi être visionnée sur la page YouTube du Comité de dérogation.

Les participants peuvent bénéficier de l'interprétation simultanée dans les deux langues officielles, de formats accessibles et d'aides à la communication pour toute question de l'ordre du jour en s'adressant au Comité de dérogation au moins 72 heures à l'avance.

Dossier :	D08-01-21/B-00398
Demande :	Autorisation en vertu de l'article 53 de la *Loi sur l'aménagement du territoire*
Propriétaire/requérante :	Dilworth Developments Inc.
Adresse municipale :	2095, chemin Dilworth
Quartier :	21 - Rideau-Goulbourn
Description officielle :	partie du lot 35, concession 3, ancien canton de North Gower
Zonage :	RU
Règlement de zonage :	nº 2008-250

PROPOSITION DE LA REQUÉRANTE ET OBJET DE LA DEMANDE :

La propriétaire souhaite lotir son bien-fonds en deux parcelles distinctes en vue de créer un nouveau lot aux fins d'aménagement résidentiel futur.

Lors de l'audience du 17 novembre 2021, l'étude de la demande a été ajournée pour donner le temps à la requérante de répondre aux préoccupations soulevées par l'urbaniste responsable et l'Office de protection de la nature. La requérante a depuis fourni des documents supplémentaires pour répondre à ces préoccupations et souhaite aller de l'avant avec la demande.

AUTORISATION REQUISE :

La propriétaire sollicite l'autorisation du Comité pour morceler le bien-fonds.

Le terrain morcelé est représenté par la partie 1 sur le croquis déposé avec la demande. Il aura une façade de 83,5 mètres sur le chemin Dilworth et une de 43,5 mètres sur le chemin Third Line, une profondeur irrégulière de 320 mètres et une superficie de 2,06 ha. La parcelle qui est vacante sera située au 2059, chemin Dilworth.

Le terrain conservé est représenté par la partie 2 sur ledit croquis. Il aura une façade de 765 mètres sur le chemin Dilworth, une profondeur de 405 mètres et une superficie de 35,26 ha. Une maison unifamiliale et un garage occupent cette parcelle dont l'adresse est le 2095, chemin Dilworth.

SI VOUS NE PARTICIPEZ PAS à l'audience, celle-ci pourra se dérouler en votre absence et vous ne recevrez pas d'autre avis à ce sujet.

SI VOUS SOUHAITEZ RECEVOIR UN AVIS DE LA DÉCISION prise à l'issue de l'audience et de tout appel ultérieur interjeté devant le Tribunal ontarien de l'aménagement du territoire, veuillez en faire la demande par écrit au Comité.

POUR OBTENIR PLUS DE RENSEIGNEMENTS à ce sujet, communiquez avec le Comité (voir les coordonnées ci-dessous, notamment l'adresse municipale, l'adresse électronique, le site Web et le code QR).

TOUS LES RENSEIGNEMENTS PRÉSENTÉS DEVIENNENT PUBLICS

Conformément à la *Loi sur l'aménagement du territoire*, à la *Loi sur les municipalités* et à la *Loi sur l'accès à l'information municipale et la protection de la vie privée*, les observations écrites adressées au Comité de dérogation sont considérées comme des renseignements publics et peuvent être communiquées à toute personne intéressée. Les renseignements que vous choisissez de divulguer dans votre correspondance, notamment vos renseignements personnels, seront versés au dossier public et communiqués aux membres du Comité, au(x) requérant(s) ou à l'agent, l'agente, ainsi qu'à toute autre personne intéressée.

COMMENT PARTICIPER

Présentez vos observations écrites ou orales avant l'audience : Veuillez faire parvenir vos observations par courriel à cded@ottawa.ca au moins 24 heures avant l'audience afin de vous assurer que les membres des groupes chargés du rendu des décisions les ont bien reçues. Vous pouvez également téléphoner au coordonnateur ou à la coordonnatrice au numéro 613-580-2436 pour demander que vos observations soient transcrites.

Inscrivez-vous au moins 24 heures à l'avance en communiquant avec le coordonnateur ou la coordonnatrice du Comité au numéro 613-580-2436 ou à l'adresse à cded@ottawa.ca. Vous recevrez des détails sur la façon de participer par vidéoconférence. Si vous souhaitez faire une présentation visuelle, le coordonnateur ou la coordonnatrice sera en mesure de vous fournir des détails sur la façon de procéder. Les présentations sont limitées à cinq minutes et toute exception est laissée à la discrétion du président ou de la présidente.

Les audiences sont régies par les *Règles de pratique et de procédure* du Comité de dérogation et sont accessibles en ligne.

COMITÉ DE DÉROGATION

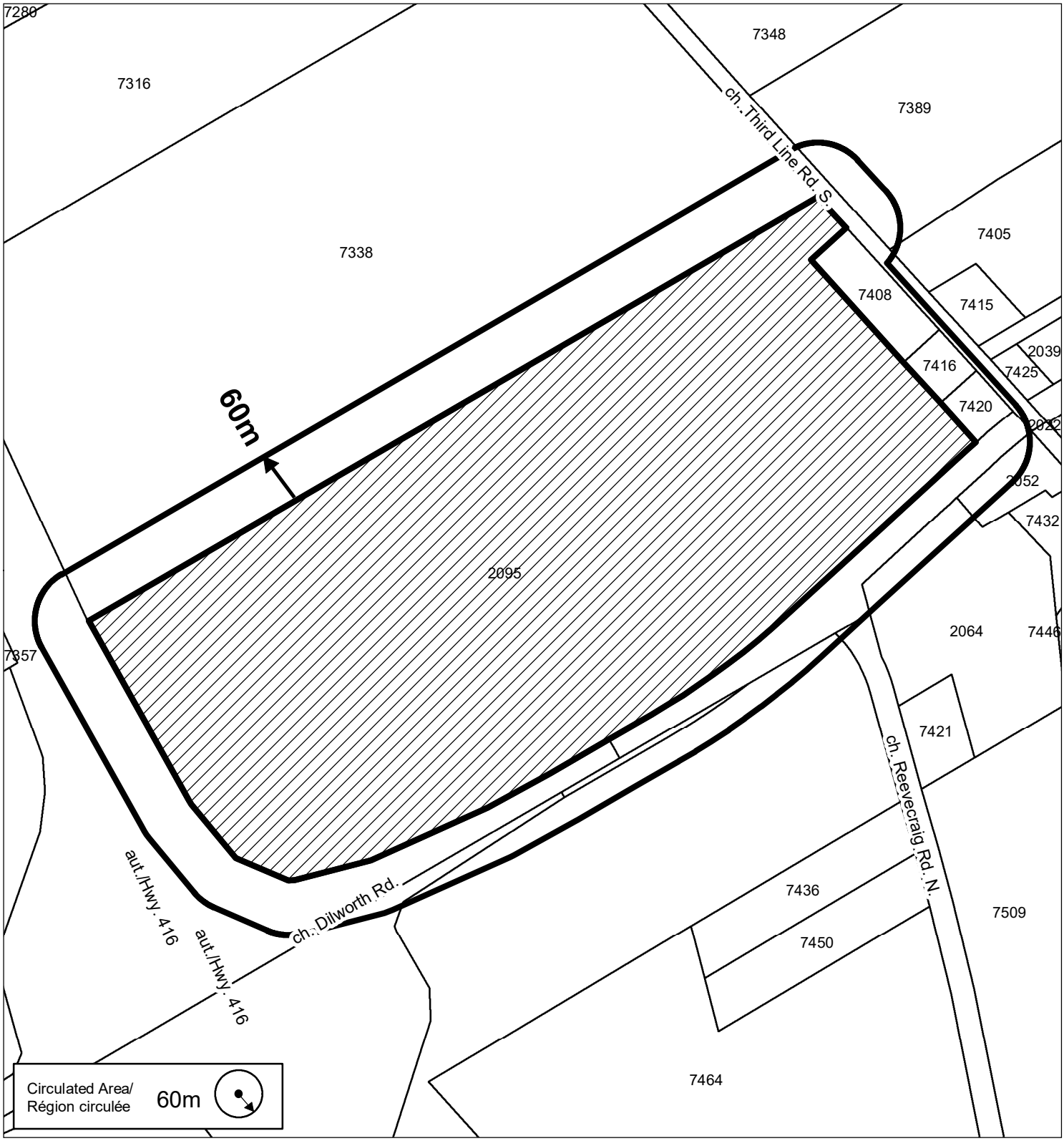
Le Comité de dérogation est le tribunal quasi judiciaire de la Ville d'Ottawa créé en vertu de la *Loi sur l'aménagement du territoire* de l'Ontario. Chaque année, il tient des audiences sur des centaines de demandes en vertu de *la Loi sur l'aménagement du territoire*, conformément à la *Loi sur l'exercice des compétences légales* de l'Ontario, y compris des demandes d'autorisation de morcellement de terrain et de dérogation mineure aux exigences en matière de zonage.

FAIT : 2 avril 2024

This document is also available in English.

Committee of Adjustment
City of Ottawa
101 Centrepointe Drive
Ottawa ON K2G 5K7
Ottawa.ca/CommitteeofAdjustment
cofa@ottawa.ca
613-580-2436

Comité de dérogation
Ville d'Ottawa
101, promenade Centrepointe
Ottawa ON K2G 5K7
Ottawa.ca/Comitedederogation
cded@ottawa.ca
613-580-2436



Committee of Adjustment
Comité de dérogation

CIRCULATION MAP /
PLAN DE CIRCULATION

©Parcel data is owned by Teranet Enterprises Inc. and its suppliers
All rights reserved. May not be produced without permission
THIS IS NOT A PLAN OF SURVEY

©Les données de parcelles appartient à Teranet Entreprises Inc.
et à ses fournisseurs. Tous droits réservés. Ne peut être reproduit
sans autorisation. CECI N'EST PAS UN PLAN D'ARPENTAGE

SUBJECT LAND / TERRE EN QUESTION
2095 ch. Dilworth Road

FILE NOS./ DOSSIER NO. :
D08-01-21/B-00398

NOT TO SCALE
NON À L'ÉCHELLE

Rortar Land Development Consultants
47 Moore St. Richmond, ON
K0A 2Z0
Tel. (613) 323-2146
email: rortar9@gmail.com

December 2, 2023

Committee of Adjustment
Received | Reçu le
Revised | Modifié le : 2024-03-04
City of Ottawa | Ville d'Ottawa
Comité de dérogation

Secretary Treasurer,
Committee of Adjustment
City of Ottawa
101 Centrepointe Dr.
Ottawa, Ontario
K2G 5K7

Re: Application for Consent – 2095 Dilworth Road - Kars

Rortar Land Development Consultants have been retained by the owner of the lands at 2095 Dilworth Road to submit the attached Consent Application for the creation of a new residential lot from the current 37.3 Ha property.

Part 1
Part 1 on the attached concept sketch is proposed to be approximately 20633 sq. m in size and will have a frontage of 83 m on Dilworth Road. The depth of the proposed parcel is 320 m. It is the Owner's intention to convey this lot to a future purchaser for the purpose of developing a single-family dwelling. A half-acre development envelope is provided within the EIS to ensure that any natural environment impacts are mitigated

Retained
The Owner intends to retain the remainder of the current property located at 2097 Dilworth Road and continue to use it as their existing rural residence. The proposed parcel will have approximately 765 m of frontage along Dilworth Road and approximately 400 m of lot depth and an area of 352,607 sq.m

Official Plan Conformity

The subject lands are designated as General Rural in the City of Ottawa's recently amended Official Plan (OPA 150). The purpose of lands designated as General Rural are to provide a location for agriculture and non-agricultural uses that would not be more appropriately located within urban or Village location. As well the designation recognizes that a limited amount of residential development by severance and other non- conflicting rural and tourist services uses can be achieved.

Section 3.7.2 (9) provides direction regarding the severance of up to two lots for residential purposes subject to the following criteria:

a. *A maximum of two lots will be created from any lot in existence as of May 14th, 2003. No further severance will be permitted from the severed lot.*
b. *The retained land will have a minimum area of 10 Ha*

c. *The severed lots will not be less than 0.8 Ha in area*
d. *The proposed lot does not have access to Provincial highways*
e. *Where the lot has frontage on both an arterial road and a collector or local road, the proposed lot should not front on the arterial road;*
f. *The creation of any new lot must also conform to the Minimum Distance Separation as amended from time to time…*
g. *The lot will not impact on land designated Bedrock Resource Area and will respect the separation distances from land designated Sand and Gravel Resource Area as required by Section 3.7.4*
h. *The house and private services are located in an area that will minimize the removal of mature vegetation.*

The proposed application to sever the two parcels is in conformity with the above noted policy framework as it relates to the severance of lands designated General Rural. The proposed severed parcels meet the minimum size requirements (both are 0.80± Ha or larger); The retained lands will have an area greater than 10 Ha (14.12 Ha); the proposed lots do not front on a provincial highway as frontage will be on 9th Line Road and Victoria Street; Minimum Distance Separation does not apply (father than 1000 m from closest agricultural operation) as adjacent lands are also designated as General Rural; Sand and Gravel Resource areas are not within close proximity; and the proposed severed lots have been located in an area where minimal disturbance of vegetation will occur.

Zoning By-law Conformity

The subject lands are zoned General Countryside Zone – RU. The purpose of the RU zone. Permitted uses in the include detached dwelling with the minimum provisions:

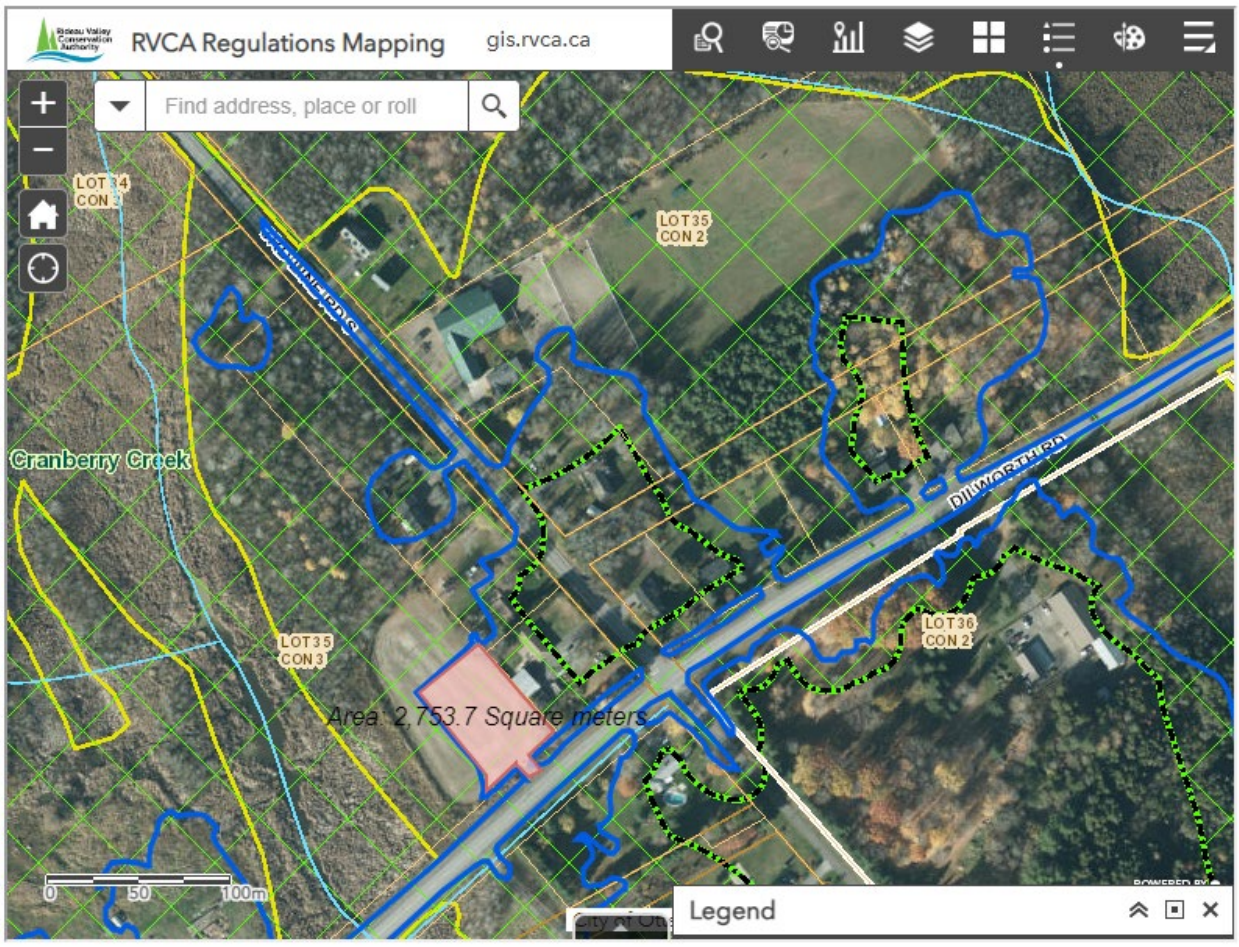
Minimum Lot width	50m
Minimum lot area	.8 Ha
Minimum front yard setback	10 m
Minimum corner side yard setback	10 m
Minimum rear yard setback	10 m
Minimum interior side yard setback	5 m
Maximum height	12 m
Maximum lot coverage	20 %

Given that both the proposed new development lot (Part 1) as well as the retained lands can meet the minimum zoning performance standards, it is our opinion that the application is in conformity with the existing Zoning By-law. Furthermore, a .5 Ac development envelope has been provided in the Environmental Impact Statement to help mitigate any minimal impacts the proposed lot creation would encounter.

Therefore, it is our opinion that the applications meet the requirements outlined in the existing policy framework of the Official Plan and is in conformity with the Zoning By-law. In pre-consultation with City of Ottawa Planning staff no constraints were identified in terms of the proposed severances.

Rideau Valley Conservation Authority - Floodplain

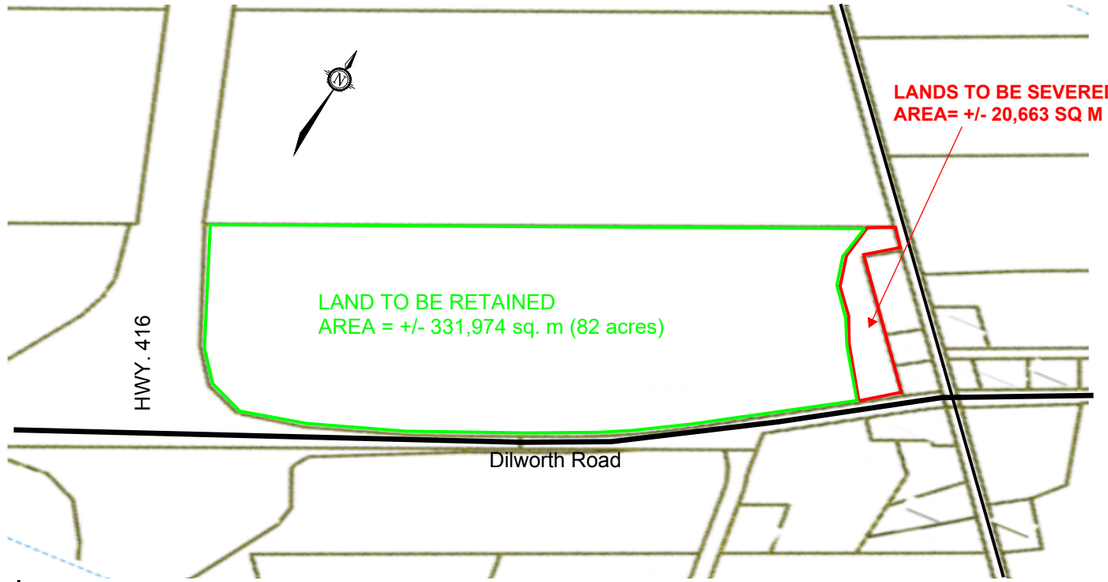
The previous application for severance for the subject lands was adjourned Sine Die on November 17, 2021 as the proposed severed portion was almost entirely within floodplain overlay in the Official Plan. Staff and the RVCA had concerns regarding the size of the area outside of the floodplain to accommodate a residential lot. Since that time, the Owners and their consultants have been successful in attaining and implementing a cut/fill permit to provide for more appropriate, as shown on the below image. Rideau Valley Conservation Authority has since provided their support for the severance application to move forward with the proposed development envelope.



If you have any questions or comments regarding this submission, please feel free to contact me directly at (613) 323-2146 or by email at rortar9@gmail.com. We thank you for your consideration.

Sincerely,

Rod Price,
Rortar Land Development Consultants.

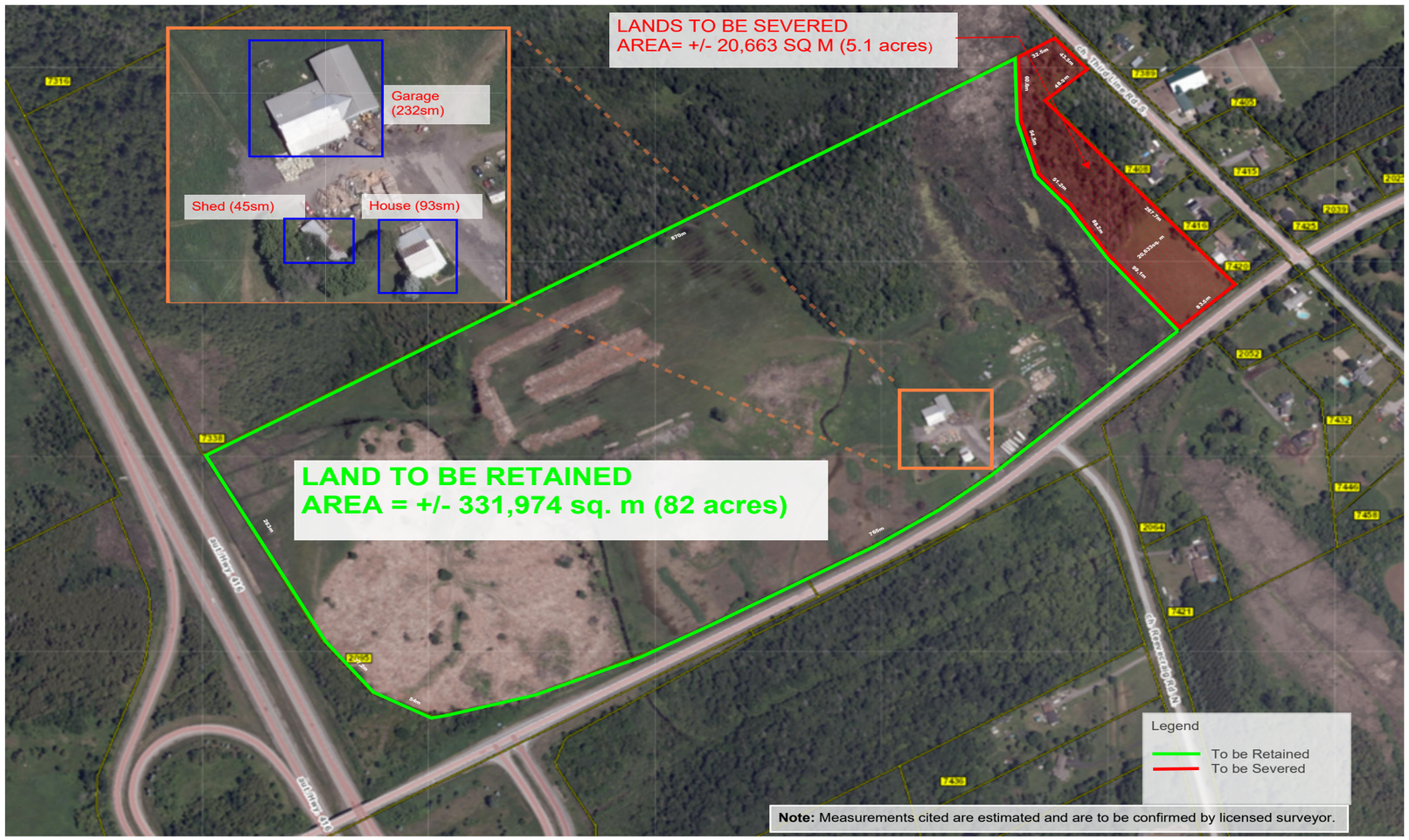


Overview
N.T.S

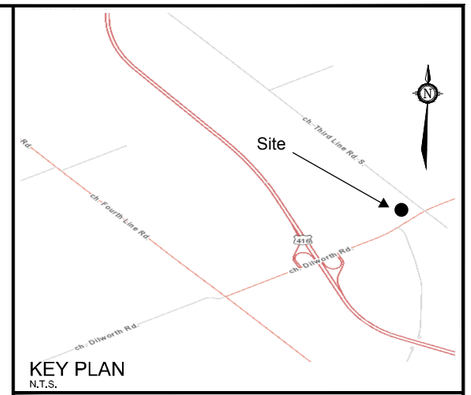
Committee of Adjustment
Received | Reçu le

Revised | Modifié le : 2024-03-14

City of Ottawa | Ville d'Ottawa
Comité de dérogation



Note: Measurements cited are estimated and are to be confirmed by licensed surveyor.



Severance Application

2095 Dilworth Road

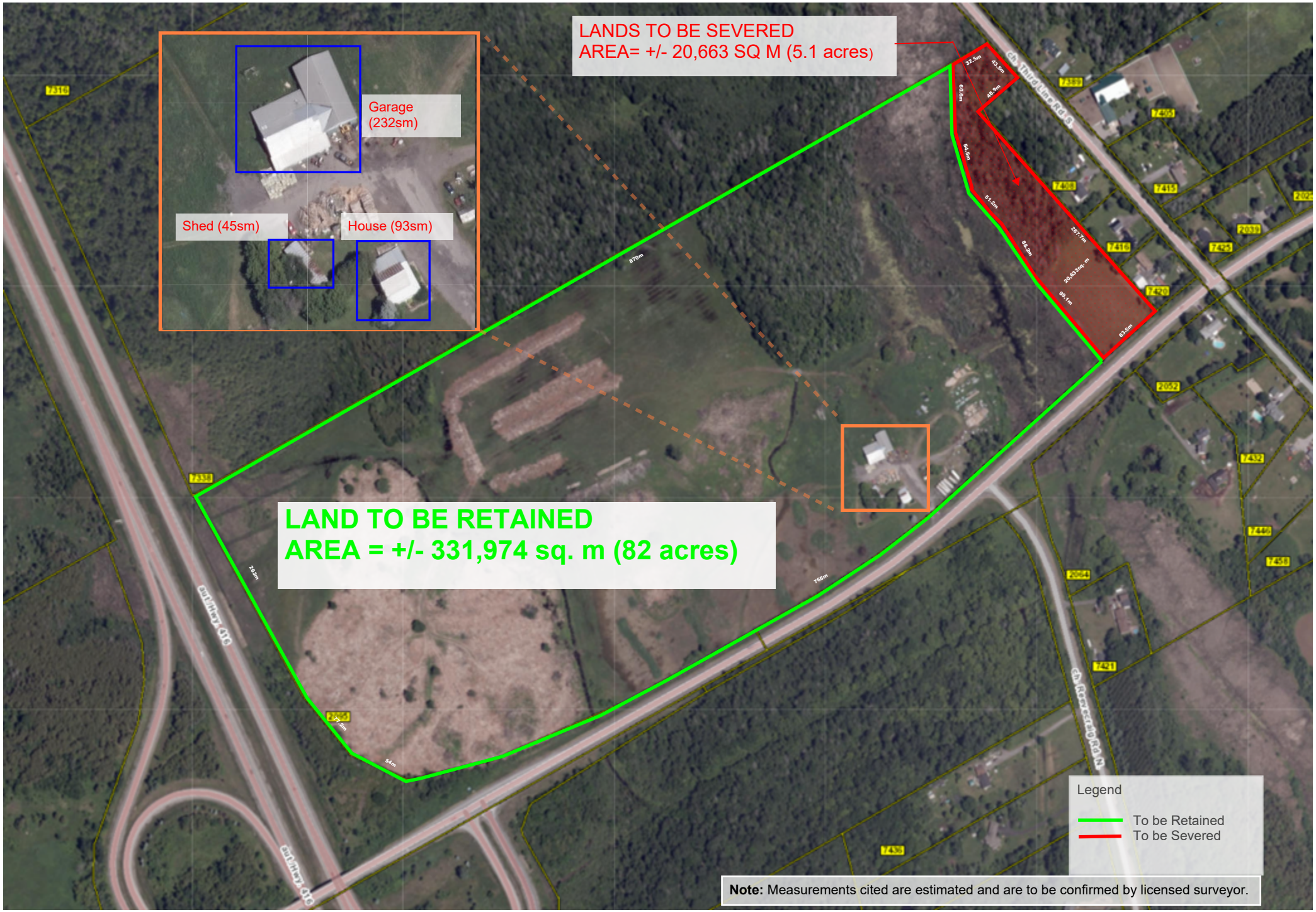
Pt Lot 35
Concession 3
City of Ottawa (Formerly North Gower)

NOT TO SCALE

No.	REVISION	DATE	BY
1.	ISSUED FOR SEVERANCE APPLICATION	MAR. 14/24	RP

ROTAR
Rod Price
613-323-2146
rotar9@gmail.com

ISSUED: MARCH 2024
PROJECT No.: 24-1033
DRAWING No.: SEV-01


LANDS TO BE SEVERED
AREA= +/- 20,663 SQ M (5.1 acres)
Garage (232sm)
Shed (45sm)
House (93sm)
LAND TO BE RETAINED
AREA = +/- 331,974 sq. m (82 acres)
Legend
To be Retained
To be Severed
Note: Measurements cited are estimated and are to be confirmed by licensed surveyor.

Committee of Adjustment
Received | Reçu le

2024-05-08

City of Ottawa | Ville d'Ottawa
Comité de dérogation

This document is presented in the language it was provided.
Ce document est présenté dans la langue dans laquelle il a été fourni.

CONSENT APPLICATION
COMMENTS TO THE COMMITTEE OF ADJUSTMENT
PANEL 3
PLANNING, REAL ESTATE AND ECONOMIC DEVELOPMENT DEPARTMENT

Site Address:	2095 Dilworth Road
Legal Description:	Part of Lot 35, Concession 3, former Township of North Gower
File No.:	D08-01-21/B-00398
Report Date:	April 10, 2024
Hearing Date:	April 16, 2024
Planner:	Luke Teeft
Official Plan Designation:	Rural Transect; Rural Countryside, Greenspace; Flood Plain Overlay, Natural Heritage System Core Area
Zoning:	RU, Flood Plain Overlay

DEPARTMENT COMMENTS

The Planning, Real Estate and Economic Development Department **has no concerns with** the application.

DISCUSSION AND RATIONALE

The application was previously heard on November 17, 2021 and was adjourned sine die to provide the applicant time to revise plans and address staff concerns.

Section 53 (12) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended, permits the criteria for the subdivision of land listed in Section 51 (24) to be considered when determining whether provisional consent may be granted by a committee of adjustment. With respect to the criteria listed in Section 51 (24), staff have no concerns with the proposed consent.

The EIS provided by the applicant demonstrates sufficient space outside of the wetlands for the severed parcel. In addition, the building envelope for the new dwelling on the severed parcel is located entirely outside of the flood plain overlay.

ADDITIONAL COMMENTS

Right of Way Management

- The Right-of-Way Management Department has no concerns with the proposed Consent. However, the Owner shall be made aware that a private approach

permit is required to construct any newly created driveway/approach, to modify, relocate or to remove an existing private approach.

CONDITIONS

If approved, the Planning, Real Estate and Economic Development Department requests that the Committee of Adjustment impose the following conditions on the application:

1. That the Owner(s) provide evidence that payment has been made to the City of Ottawa for cash-in-lieu of the conveyance of land for park or other public recreational purposes, plus applicable appraisal costs. The value of land otherwise required to be conveyed shall be determined by the City of Ottawa in accordance with the provisions of By-Law No. 2022-280, as amended. Information regarding the appraisal process can be obtained by contacting the Planner.
2. That the Owner enter into an Agreement with the City, at the expense of the Owner(s) and to the satisfaction of **Development Review Manager of the Relevant Branch within Planning, Real Estate and Economic Development Department, or their designate**, which provides the following covenants/notices that run with the land and bind future Owner(s) on subsequent transfers:

   "The City of Ottawa does not guarantee the quality or quantity of the groundwater. If, at some future date, the quality or the quantity of the groundwater becomes deficient, the City of Ottawa bears no responsibility, financial or otherwise, to provide solutions to the deficiency, such solutions being the sole responsibility of the homeowner."

   "The property is located next to lands that have an existing source of environmental noise (arterial and collector road) and may therefore be subject to noise and other activities associated with that use."

   "The City of Ottawa has identified that there are potential sensitive marine clay soils and organic soils within the area that may require site specific detailed geotechnical engineering solutions to allow for development. The City of Ottawa bears no responsibility, financial or otherwise, to provide solutions to the deficiency, such solutions being the sole responsibility of the home owner."

   The Committee requires a copy of the Agreement and **written confirmation from City Legal Services** that it has been registered on title.
3. That the Owner(s) submit a **Phase 1 Environmental Assessment** prepared by a qualified person who meets the qualifications prescribed by the regulations, for approval by the **Development Review Manager of the Relevant Branch within Planning, Infrastructure and Economic Development Department, or their designate**, to be confirmed in writing from the Department to the Committee, outlining the assessment of the property and determining the likelihood that one or more contaminants have affected any land or water, in or under the property.

4. That the Owner acknowledges and agrees to convey to the City, at no cost to the City, an unencumbered road widening across the complete frontage of the lands, measuring 15 meters from the existing centerline of pavement/the abutting right-of-way along Dilworth Road, and 13 metres from the existing centreline of pavement/the abutting right-of-way along Third Line Road, pursuant to Section 50.1(25)(c) of the Planning Act and Schedule C16 of the City's new Official Plan, if required. The exact widening must be determined by legal survey. The Owner shall provide a reference plan for registration, indicating the widening, to the City Surveyor for review and approval prior to its deposit in the Land Registry Office. Such reference plan must be tied to the Horizontal Control Network in accordance with the municipal requirements and guidelines for referencing legal surveys. The Owner(s) must provide to the City Surveyor a copy of the Committee of Adjustment Decision and a draft Reference Plan that sets out the required widening. The Committee requires written confirmation from **City Legal Services** that the transfer of the widening to the City has been registered. All costs shall be borne by the Owner.
5. That the Owner(s) enter into an Agreement with the City, to the satisfaction of the **Development Review Manager of the relevant Branch within the Planning, Real Estate and Economic Development Department, or their designate**, to be placed on title that includes the development envelope and mitigation measures identified in the "Environmental Impact Statement, Land Severance Application, 2095 Dilworth Road" provided by Gemtec and dated October 4, 2021.
6. That the Owner(s) provide a Hydrogeological Evaluation and Terrain Analysis, prepared by a Professional Civil Engineer or Professional Geoscientist licensed in the Province of Ontario, demonstrating the adequacy of the aquifer with respect to quality and quantity of groundwater to support the proposed development, and that the lot areas are sufficient for private sanitary sewage systems, to the satisfaction of **Relevant Manager of the Relevant Branch within Planning, Real Estate and Economic Development Department, or their designate**, to be confirmed in writing from the Department to the Committee.

   The Owners' report must demonstrate the following to the City of Ottawa:

   a) That the construction of any new well on the severed parcel is in accordance with the Ministry of the Environment, Conservation and Parks
   b) That the quality of the water meets the Ministry of the Environment, Conservation and Parks Regulations, Standards, Guidelines and Objectives;
   c) That the quantity of water meets all the Ministry of the Environment, Conservation and Parks requirements.
   d) That the septic impact assessment meets the Ministry of the Environment, Conservation and Parks requirements.

A qualified Professional Engineer or Professional Geoscientist must prepare the report. It is the Owner's responsibility to coordinate the person drilling a new well, if required, and the professional noted herein in order to properly satisfy this condition.

The Report shall be prepared as per Procedure D-5-4 "Technical Guideline for Individual On-Site Sewage Systems: Water Quality Impact Risk Assessment" and Procedure D-5-5 "Technical Guideline for Private Wells:- Water Supply Assessment".

7. That the Owner(s) provide proof to the satisfaction of the **Development Review Manager of the Relevant Branch within Planning, Real Estate and Economic Development Department, or their designate**, to be confirmed in writing from the Department to the Committee, that each existing parcel has its own independent private sewage system, storm/foundation drainage, and well and that they do not cross the proposed severance line. If the systems cross the proposed severance line, are not independent, or do not meet the minimum spacing requirements of the Ontario Building Code and City of Ottawa Hydrogeological and Terrain Analysis Guidelines, the Owner(s) will be required to relocate the existing systems or construct new systems, at their own cost.

Luke Teeft
Planner I, Development Review, All Wards

Planning, Real Estate and Economic Development Department

Erin O'Connell
Planner III, Development Review, All Wards
Planning, Real Estate and Economic Development Department