

NOTICE OF HEARING

Pursuant to the Ontario *Planning Act*

Consent and Minor Variance Applications

Panel 3
Tuesday, June 6, 2023
9 a.m.

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

Owners 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-00460 and D08-02-21/A-00385
Application(s): Consent under section 53 of the *Planning Act*
Minor Variance under section 45 of the *Planning Act*
Owner(s)/Applicant(s): Mary and Wayne Ryan and the Estate of Mary Theresa Ryan
Property Address: 5729 Bank Street
Ward: 20 – Osgoode
Legal Description: Part of Lot 2, Concession 5, Former Township of Osgoode
Zoning: RU
Zoning By-law: 2008-250

APPLICANT'S PROPOSAL AND PURPOSE OF THE APPLICATIONS:

The Owner wants to subdivide the property into two separate parcels of land to create one new lot.

CONSENT IS REQUIRED FOR THE FOLLOWING:

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

The land to be severed shown as Part 1 on the Draft 4R Plan filed with the application, will have a frontage of 48.91 metres, a depth of 165.32 metres, and a lot area of 0.81 hectares. This parcel contains the existing dwelling and detached garage known municipally as 5729 Bank Street.

The land to be retained, shown on the said plan, will have a frontage of 154.09 metres, a depth of 1084 metres, and a lot area of 20.6 hectares. This parcel contains two barns and a shed and will be known municipally as 5745 Bank Street.

The application indicates that the property is subject of an existing easement as in OS15752.

Approval of these applications will have the effect of creating two separate parcels of land. The severed parcel will not be in conformity with the requirements of the Zoning By-law and therefore, minor variance application (File No. D08-02-21/A-00385) has been filed and will be heard concurrently with this application.

REQUESTED VARIANCES:

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

- a) To permit a reduced setback from a Mineral Extraction Zone (gravel pit) of 100 metres to the existing dwelling, whereas the By-law requires a minimum setback to a Mineral Extraction Zone of 300 metres.
- b) To permit a reduced Minimum Distance Separation of 49.8 metres from the cattle barn on the retained land (5745 Bank Street) to the existing dwelling on the severed parcel (5729 Bank Street), whereas the By-law requires a Minimum Distance Separation of 168 metres.
- c) To permit a reduced lot width of 48.91 metres, whereas the By-law requires a minimum lot width of 50 metres.

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 (see contact information below, including email address, telephone number, website and QR code).

ALL SUBMITTED INFORMATION BECOMES PUBLIC

In accordance with the [Planning Act](#), the [Municipal Act](#) and the [Municipal Freedom of Information and Protection of 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: May 23, 2023



Ce document est également offert en français.

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