

NOTICE OF HEARING
Pursuant to the Ontario *Planning Act*

Minor Variance Application

Panel 1
Wednesday, June 7, 2023
1 p.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 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.: D08-02-23/A-00103
Application(s): Minor Variance under section 45 of the *Planning Act*
Owner(s)/Applicant(s): 6176382 Canada Inc.
Property Address: 149 Willow Street
Ward: 14 - Somerset
Legal Description: Part of lot 14, Registered Plan 62
Zoning: R4UB
Zoning By-law: 2008-250

APPLICANT'S PROPOSAL AND PURPOSE OF THE APPLICATION:

The Owner wants to convert the existing triplex to a low-rise apartment building with the addition of a fourth unit in the basement, as shown on plans filed with the Committee.

REQUESTED VARIANCES:

The Owner/Applicant requires the Committee's authorization for Minor Variances from the Zoning By-law as follows:

- a) To permit a reduced lot area of 249.4 square metres, whereas the By-law requires a minimum lot area of 300 square metres.
- b) To permit a reduced lot width of 7.62 metres, whereas the By-law requires a minimum lot width of 10 metres.

- c) To permit a reduced interior side yard of 1.2 metres, whereas the By-law requires a minimum interior side yard setback of 1.5 metres.
- d) To permit a parking space, whereas the By-law states that no motor vehicle parking is permitted on lots less than 450 square metres in area.
- e) To permit a reduced aggregated soft landscaped area of 26% of the front yard (8.98 square metres), whereas the By-law requires a minimum aggregated soft landscaped area of 30% of the front yard (10.28 square metres).
- f) To permit reduced fenestration on the front façade of 14.75%, whereas the By-law requires a minimum of 25% fenestration on the front façade.

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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