

**NOTICE OF HEARING**  
Pursuant to the Ontario *Planning Act*

**Minor Variance Permission Application**

**Panel 2**  
**Tuesday, June 6, 2023**  
**1 p.m.**

**Ben Franklin Place, Main Floor Chamber, 101 Centrepointhe 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.:** D08-02-22/A-00125  
**Application(s):** Minor Variance Permission under section 45 of the  
*Planning Act*  
**Owner(s)/Applicant(s):** Daniel Ibrahim  
**Property Address:** 290 Montfort Street  
**Ward:** 12- Rideau-Vanier  
**Legal Description:** Part of Lot 76, Reg. Plan 246  
**Zoning:** R4UA  
**Zoning By-law:** 2008-250

**APPLICANT(S)'S PROPOSAL / PURPOSE OF THE APPLICATION(S):**

At its hearing on June 1, 2022, the Committee Adjourned this application sine die to allow the applicant time for consultation between the applicant and the neighbours. The applicant has completed consultation and wishes to proceed with the application.

The application indicates that the property currently contains a semi-detached dwelling and a detached dwelling. The Owner wants to demolish the detached dwelling and to construct a new dwelling unit on the west side of the semi-detached dwelling, resulting in a three-unit townhouse dwelling.

**RELIEF REQUIRED:**

The Owner requires the Authority of the Committee for Minor Variances from the Zoning By-law as follows:

(290) Montfort Street (one unit of the proposed townhouse):

- a) To permit a reduced front yard setback of 1.64 metres, whereas the By-law requires a front yard setback to be the average of the setbacks of the abutting lots, or 3.30 metres in this case
- b) To permit a reduced front porch setback of 0.31 metres from the front lot line, whereas the By-law requires a front porch setback to be the greater of 2 metres or 50% of the required front yard, but no closer than 1 metre to a property line
- c) To permit a reduced lot area of 96.35 square metres, whereas the By-law requires a minimum lot area of 135 square metres for a townhouse unit

292 Montfort Street, (one unit of the proposed townhouse):

- d) To permit a reduced lot area of 84.10 square metres, whereas the By-law requires a minimum lot area of 135 square metres for a townhouse unit

294 Montfort Street, (one unit of the proposed townhouse):

- e) To permit a reduced lot area of 98.75 square metres, whereas the By-law requires a minimum lot area of 135 square metres for a townhouse unit

The Owner also requires the Permission of the Committee for the following:

- f) To maintain the existing front yard parking space in front of 292 Montfort Street, whereas the By-law states that no parking space may be established, and no person may park a motor vehicle in a required and provided front yard.

**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](mailto: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](mailto: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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