

## NOTICE OF HEARING

Pursuant to the Ontario *Planning Act*

### Consent and Minor Variance Applications

Panel 2  
Tuesday, June 6, 2023  
1 p.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-00026 to D08-01-23/B-00028  
D08-02-23/A-00017 to D08-02-23/A-00019

**Application(s):** Consent under section 53 of the *Planning Act*  
Minor Variance under section 45 of the *Planning Act*

**Owner(s)/Applicant(s):** Markins Holdings Inc.

**Property Address:** 1353 & 1354 McMahon Avenue, & 1349 Ridgedale Street

**Ward:** 10 – Gloucester-Southgate

**Legal Description:** Part of Lot 8, Concession 3 (Rideau Front), Geographic Township of Gloucester, and Lot 65, Registered Plan 674

**Zoning:** R1WW [637]

**Zoning By-law:** 2008-250

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

These applications were originally scheduled to be heard on May 3. They have been rescheduled for a hearing on June 6 due to an error in the public notice.

At its hearing on March 1, 2023, the Committee adjourned the applications to allow the Owner time to submit additional documents.

The Owner now wants to proceed with the applications to subdivide their property into four separate parcels of land for the construction of three new two-storey detached dwellings on each of the newly created parcels. The existing dwellings will remain.

**CONSENT IS REQUIRED FOR THE FOLLOWING:**

The Owner requires the Consent of the Committee for Conveyances. The property is shown as Parts 1 to 10 on a Draft 4R-Plan filed with the applications and the separate parcels will be as follows:

File No.	Frontage	Depth	Area	Part No.	Municipal Address
B-00026	14.84 m	30.55 m	464.2 sq. m	1	1349 Ridgedale Street
B-00027	14.84 m	31.55 m	464.4 sq. m	2	1351 Ridgedale Street
B-00028	14.84 m	31.56 m	464.5 sq. m	3	1353 Ridgedale Street

The retained lands, shown as Parts 4 to 10 on said plan, will have frontage of 20.19 metres on McMahon Avenue, a depth of 91.85 metres, and contain a lot area of 5,777.7 square metres. This parcel contains two single detached dwellings on the northern side of the property and will be known municipally as 1353 and 1354 McMahon Avenue.

The applications indicate that Parts 5, 9, and 10 are subject to Instrument No. LT02315 and LT402316, and Parts 8 and 10 are subject to Instrument No. GL62989.

Approval of these applications will have the effect of creating three separate parcels of land. The proposed development and parcels of land will not be in conformity with the requirements of the Zoning By-law and therefore, Minor Variance Applications (D08-02-23/A-00017 to D08-02-23/A-00019) have been filed and will be heard concurrently with these applications.

**REQUESTED VARIANCES:**

The Owners require the Authorization of the Committee for Minor Variances from the Zoning By-law as follows:

D08-02-23/A-00017: 1349 Ridgedale Street, Part 1, proposed detached dwelling

- a) To permit a reduced lot area of 464.2 square metres, whereas the By-law requires a minimum lot area of 555 square metres.
- b) To permit an increased driveway width of 5.5 metres, whereas the By-law permits a maximum driveway width of 3 metres.

D08-02-23/A-00018: 1351 Ridgedale Street, Part 2, proposed detached dwelling

- c) To permit a reduced lot area of 464.4 square metres, whereas the By-law requires a minimum lot area of 555 square metres.
- d) To permit an increased driveway width of 5.5 metres, whereas the By-law permits a maximum driveway width of 3 metres.

D08-02-23/A-00019: 1353 Ridgedale Street, Part 3, proposed detached dwelling

- e) To permit a reduced lot area of 464.5 square metres, whereas the By-law requires a minimum lot area of 555 square metres.
- f) To permit an increased driveway width of 5.5 metres, whereas the By-law permits a maximum driveway width of 3 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](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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