

NOTICE OF HEARING
Pursuant to the Ontario *Planning Act*

Consent and Minor Variances

Panel 2
Tuesday, June 20, 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-00124, D08-01-23/B-00125
D08-02-23/A-00099, D08-02-23/A-00100

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

Owner(s)/Applicant(s): Capital Better Home Inc.

Property Address: 481 Wentworth Avenue

Ward: 7 - Bay

Legal Description: Lot 58 & Part of Lot 57, Registered Plan 324

Zoning: R2F

Zoning By-law: 2008-250

APPLICANT'S PROPOSAL / PURPOSE OF THE APPLICATIONS:

The Owner wants to subdivide its property into two separate parcels of land to create two new parcels for residential development. It is proposed to construct two new detached dwellings, one on each of the newly created parcels. The existing dwelling is to be demolished.

CONSENT IS REQUIRED FOR THE FOLLOWING:

The Owner requires the Committee's consent to sever the land. The property is shown as Parts 1 and 2 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-00099	11.44 m	30.48m	348.6 sq. m	1	479 Wentworth Ave
B-00100	11.44 m	30.48 m	348.8 sq. m	2	481 Wentworth Ave

Approval of these applications will have the effect of creating two separate parcels of land that will not be in conformity with the requirements of the Zoning By-law and therefore a Minor variance application (File No D08-02-23/A-00099, D088-02-23/A-00100) have been filed and will be heard concurrently with these applications.

REQUESTED VARIANCES:

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

A-00099: 479 Wentworth Ave, Part 1 on 4R Plan proposed

- a) To permit a reduced lot width of 11.44 metres, whereas the By-law requires 15.0 metres.
- b) To permit a reduced lot area of 348.6 square metres, whereas the By-law requires a minimum lot area of 450 metres.

A-00010: 481 Wentworth Ave, Part 2 on 4R-Plan, existing detached dwelling:

- c) To permit a reduced lot width of 11.44 metres, whereas the By-law requires a minimum lot width of 15.0 metres.
- d) To permit a reduced lot area of 348.8 square metres, whereas the By-law requires 450 square 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: June 6, 2023



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