

NOTICE OF HEARING
Pursuant to the Ontario *Planning Act*
Minor Variance Application

Panel 2
Tuesday, August 1, 2023
1 p.m.

Ben Franklin Place, Main Floor Chamber, 101 Centrepoin

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 No.: D08-02-23/A-00166
Application: Minor Variance under section 45 of the *Planning Act*
Applicant: 8743169 Canada Ltd.
Property Address: 2663 Innes Road
Ward: 2 – Orléans West-Innes
Legal Description: Part of Lot 13 Concession 2 (Ottawa Front) Geographic Township of Gloucester
Zoning: AM11
Zoning By-law: 2008-250

APPLICANT’S PROPOSAL AND PURPOSE OF THE APPLICATION:

The Owner wants to construct a four-storey mixed use development consisting of 18 residential units and three commercial units, as shown on plans filed with the Committee.

REQUESTED VARIANCES:

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

- a) To permit that 50% of the frontage occupied by building walls be located within 5.1 metres from the front lot line, whereas the By-law requires that at least 50%

of the frontage along the front lot line and corner side lot line must be occupied by building walls located within 3.0 metres of the lot line.

- b) To permit reduced landscape buffer of 0.0 metres at the rear of the building whereas the By-law requires a minimum landscape buffer 1.5 metres.
- c) To permit parking to be located on the front yard, whereas the By-law does not permit parking to be located in the front yard.
- d) To permit a reduced parking drive aisle width of 5.8 metres, whereas the By-law requires a minimum drive aisle width of 6.7 metres.

THE PROPERTY IS THE SUBJECT of a Site Plan Control application (D07-12-22-0182).

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: July 18, 2023



Ce document est également offert en français.

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