

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 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(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-00122 & A-00145
Application(s): Minor Variance under section 45 of the *Planning Act*
Owner/Applicant: Ajanth Singherayor
Property Address: 845 Dundee Avenue
Ward: 7 - Bay
Legal Description: Lot 83, East Dundee Street, Plan 4M-311
Zoning: R2G [1564]
Zoning By-law: 2008-250

APPLICANT'S PROPOSAL AND PURPOSE OF THE APPLICATION:

At its hearing on July 4, 2023, the Committee adjourned these applications to allow the Owner time to apply for an addition minor variance.

The Owner wants to construct a semi-detached dwelling with an above-grade secondary dwelling unit located at the rear of each half. The existing dwelling is to be demolished.

REQUESTED VARIANCES:

The Owner requires the Committee's authorization for minor variances from the Zoning By-law as follows:

A-00122: 847 Dundee Street, A side on Site Plan

- a) To permit a reduced rear yard setback of 7.0 metres (23% of the lot depth), whereas the By-law requires a minimum rear yard setback equal to 28% of the lot depth or, in this case, 8.5 metres.
- b) To permit an increased gross floor area for an above-grade secondary dwelling unit of 50% of the principal dwelling, whereas the By-law permits a maximum gross floor area for a secondary dwelling unit of 40% of the principal dwelling.
- c) To permit a reduced rear yard area of 23% of the lot area (53.35 square metres), whereas the By-law requires a minimum rear yard area of 25% of lot area (57.87 square metres).

A-00145: 845 Dundee Street, B side on Site Plan

- d) To permit a reduced rear yard setback of 7.0 metres (23% of the lot depth), whereas the By-law requires a minimum rear yard setback equal to 28% of the lot depth or, in this case, 8.5 metres.
- e) To permit an increased gross floor area for an above-grade secondary dwelling unit of 50% of the principal dwelling, whereas the By-law permits a maximum gross floor area for a secondary dwelling unit of 40% of the principal dwelling.
- f) To permit a reduced rear yard area of 23% of the lot area (53.35 square metres), whereas the By-law requires a minimum rear yard area of 25% of lot area (57.87 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: July 18, 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