

NOTICE OF HEARING

Pursuant to the Ontario *Planning Act*

Consent and Minor Variance Applications

Panel 1

Wednesday, August 2, 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 Nos.: D08-01-23/B-00169, B-00170 & B-00173
D08-02-23/A-00154, A-00155 & A-00159

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

Owners: Hassani Raja Mohammad Reza &
Siadatmousavi Haleh

Property Address: 470 Mutual Street

Ward: 13 – Rideau-Rockcliffe

Legal Description: Lot 131 and Part of Lot 130, Registered Plan 300

Zoning: R3A

Zoning By-law: 2008-250

APPLICANTS PROPOSAL AND PURPOSE OF THE APPLICATIONS:

The Owner wants to subdivide their property into three separate parcels of land to create two new lots for the construction of three new two-storey townhouse dwellings, as shown on plans filed with the Committee. The existing dwelling will be demolished.

CONSENT IS REQUIRED FOR THE FOLLOWING:

The Owner requires the Committee's consent to subdivide the property into three separate parcels. The property is shown as Parts 1-4 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-00169	6.39 m	33.31m	213 sq. m	1	468 Mutual St.
B-00170	5.47 m	33.37 m	182.7 sq. m	2	470 Mutual St.
B-00173	6.41 m	33.42 m	214.2 sq. m	3 & 4	472 Mutual St.

It is proposed to establish an easement/right-of-way over Part 4 to provide access for benefit of Part 2.

Approval of these applications will have the effect of creating separate parcels of land that will not be in conformity with the requirements of the Zoning By-law and therefore, minor variance applications D08-02-23/A-00154, A-00155 & A-00159 have been filed and will be heard concurrently with these applications.

REQUESTED VARIANCES:

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

A-00154: Address, Part 1 on Registered Plan 300, proposed 468 Mutual Street:

- a) To permit a reduced soft landscape area of 27.91% of the front yard whereas the By-law requires a minimum soft landscaped area of 30% of the front yard.
- b) To permit the entrance of the attached garage to be set back 0.3 metres from the principal entrance whereas the By-law requires that the entrance to the garage must be set back at least 0.6 metres further from the applicable lot line than the principal entrance.

A-00155: Address, Part 2 on Registered Plan 300, existing 470 Mutual Street:

- c) To permit a reduced lot width of 5.47 metres whereas the By-law requires a minimum lot width of 6 metres.
- d) To permit the entrance of the attached garage to be set back 0.3 metres from the principal entrance whereas the By-law requires that the entrance to the garage must be set back at least 0.6 metres further from the applicable lot line than the principal entrance.

- e) To permit a 2.6 metre-wide driveway on a 5.47 metre wide lot, whereas the By-law requires that no individual driveway is permitted on lots 6 metres or less in width.

A-00159: Address, Parts 3-4 on Registered Plan 300, proposed 472 Mutual Street:

- f) To permit a reduced soft landscape area of 27.79% of the front yard whereas the by-law requires a minimum soft landscaped area of 30% of the front yard.
- g) To permit the entrance of the attached garage to be set back 0.3 metres from the principal entrance whereas the By-law requires that the entrance to the garage must be set back at least 0.6 metres further from the applicable lot line than the principal entrance.

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.

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