

NOTICE OF HEARING
Pursuant to the Ontario *Planning Act*

Consent and Minor Variances Applications

Panel 1
Wednesday, September 6, 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-00197 and D08-02-23/A1-00186
Application(s): Consent under section 53 of the *Planning Act*
Minor Variance under section 45 of the *Planning Act*
Owner/Applicant: Estate of Sherri Watson
Property Address: 62 Pontiac Street
Ward: 15 – Kitchissippi
Legal Description: Part of Lot 7, Registered Plan 219
Zoning: R2D [2159]
Zoning By-law: 2008-259

APPLICANT’S PROPOSAL AND PURPOSE OF THE APPLICATIONS:

The Owner wants to convey a portion of its property to the abutting property owner to the east, known municipally as 60 Pontiac Street.

CONSENT IS REQUIRED FOR THE FOLLOWING:

The Owner requires the Committee’s consent for a lot line adjustment.

The land to be severed is shown as Part 4 on a Draft 4R-Plan filed with the applications, is landlocked, has a depth of 3.35 metres and contains an area of 83.0 square metres.

The land to be retained, shown as Part 5 on said plan, will have a frontage of 16.15 metres, an irregular depth of 22.86 metres and a lot area of 382.4 square metres.

The owner of 60 Pontiac Street has filed a related Consent Application (D08-01-23/B-00196) as part of a mutual land exchange. Approval of these applications will have the effect of creating parcels of land that will not be in conformity with the requirements of the Zoning By-law and therefore, a Minor Variance Application (D08-02-23/A-00186) has been filed and will be heard concurrently with this application.

REQUESTED VARIANCES:

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

- a) To permit a reduced lot area of 385.8 square metres, whereas the By-law requires a minimum lot area of 450 square metres.
- b) To permit a reduced interior side yard setback of 0.77 metres, whereas the By-law requires a minimum interior side yard setback of 1.2 metres.
- c) To permit a reduced setback for an accessory building in a rear yard of 0.23 metres, whereas the By-law requires a minimum setback for an accessory building in a rear yard of 0.6 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: August 22, 2023



Ce document est également offert en français.

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