

## NOTICE OF HEARING

Pursuant to the Ontario *Planning Act*

### Consent and Minor Variances Applications

Panel 1

Wednesday, September 6th, 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-0196 and D08-02-23/A-00187  
**Applications:** Consent under section 53 of the *Planning Act*  
Minor Variance under section 45 of the *Planning Act*  
**Owners/Applicants:** Daniel Arthur Wilcock and Maya Ruth Gold  
**Property Address:** 60 Pontiac Street  
**Ward:** 15 - Kitchissippi  
**Legal Description:** Part of Lot 7, Registered Plan 219  
**Zoning:** R2D[2159]  
**Zoning By-law:** 2008-250

#### APPLICANT'S PROPOSAL AND PURPOSE OF THE APPLICATIONS:

The Owners want to convey a portion of their property to the abutting property owner to the west, known municipally as 62 Pontiac Street.

#### CONSENT IS REQUIRED FOR THE FOLLOWING:

The Owners require the Committee's consent for a lot line adjustment.

The land to be severed is shown as Part 2 on a Draft 4R-Plan filed with the applications, is landlocked, has a depth of 0.76 metres, and contains an area of 3.4 square metres. This land will be merged with the property municipally known as 62 Pontiac Street.

The land to be retained, shown as Parts 1 and 3 on said plan, will have frontages of 45.7 metres on Pontiac Street and 22.86 metres on Cowley Avenue, an irregular depth of 19.51 metres, and a lot area of 573.7 square metres.

The owner of 62 Pontiac Street has filed a related Consent Application (D08-01-23/B-00197) 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-00187) has been filed and will be heard concurrently with this application.

### **REQUESTED VARIANCES:**

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

- a) To permit a reduced corner side yard setback of 3.46 metres, whereas the By-law requires a minimum corner side yard setback of 4.5 metres.
- b) To permit a reduced rear yard setback of 2.96 metres, whereas the By-law requires a minimum required rear yard setback equal to 30% of the lot depth, being 8.87 metres.
- c) To permit a reduced rear yard area of 58.0 square metres, whereas the By-law requires a minimum rear yard area of 164.18 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](mailto: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](mailto: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 22nd, 2023



*Ce document est également offert en français.*

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