

## NOTICE OF HEARING

Pursuant to the Ontario *Planning Act*

### Consent and Minor Variance Applications

Panel 2  
Tuesday, September 5, 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-00106 to D08-01-23/B-00108 and D08-02-23/A-00090 & D08-02-23/A-00091  
**Application(s):** Consent under section 53 of the *Planning Act* and Minor Variance under section 45 of the *Planning Act*  
**Owner/Applicant:** Intek Building Inc.  
**Property Address:** 304 Olmstead Street & 206 Levis Avenue  
**Ward:** 12 – Rideau-Vanier  
**Legal Description:** Lots 33 and 34, Registered Plan 121  
**Zoning:** R4UA and R4UA-c  
**Zoning By-law:** 2008-250

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

The Owner wants to convey a portion of its property (Part of Lot 33) to the adjacent parcel (Lot 34). It is proposed to create two new parcels of land with new two, three-storey semi-detached dwellings, all with secondary dwelling units, on each newly created parcel. A three-storey detached dwelling, with secondary dwelling unit, is proposed to be constructed on the retained land. The two existing detached dwellings will be demolished.

At the hearing on June 6<sup>th</sup>, 2023, the Committee adjourned the applications to allow the applicant time to provide a revised site plan and amend the applications to request additional variances.

**CONSENTS ARE REQUIRED FOR THE FOLLOWING:**

The Owner requires the Committee’s consent to convey and sever. The property is shown as Parts 1 to 6 on a Draft 4R-Plan filed with the applications and the separate parcels will be as follows:

File Nos.	Frontage	Depth	Area	Part Nos.	Municipal Address
B-00106	6.645 m	10.19 m	202.8 sq. m	2 & 3	To be conveyed to 306 & 304 Olmstead (lot line adjustment)
B-00107	13.62 m	23.48 m	319.6 sq. m	3 & 5	306, (306 B) Olmstead Street (proposed semi-detached dwelling with secondary dwelling units)
B-00108	10.91 m	23.48 m	397.1 sq. m	2, 4 & 6	304, (304B) Olmstead Street (proposed semi-detached dwelling with secondary dwelling units)

The retained lands, shown as Part 1 on the draft 4R-Plan, will be a frontage of 10.19 metres, a lot depth of 30.51 metres and a lot area of 311 square metres. This parcel will contain a new detached dwelling and be known municipally as 206 Levis Avenue.

Approval of these application will have the effect of creating separate parcels of land. Two of the proposed developments will not be in conformity with the requirements of the Zoning By-law and therefore, minor variance applications (23/A-00090 & D08-02-23/A-00091) have been filed and will be heard concurrently with this these applications.

**REQUESTED VARIANCES:**

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

A-00090: 306 (306B) Olmstead Street, Parts 3 and 5 on a draft 4R-plan, proposed semi-detached dwelling with secondary dwelling unit:

- a) To permit a single driveway where the minimum permitted lot width for a semi-detached is less than 6 metres, whereas the By-law states that no driveway is permitted where the minimum permitted lot width for a semi-detached is less than 6 metres.
- b) To permit a single driveway where the minimum permitted lot width for a semi-detached is less than 6 metres, whereas the By-law states that no driveway is permitted where the minimum permitted lot width for a semi-detached is less than 6 metres.
- c) To permit a reduced lot area of 159.8 square metres, whereas the By-law requires a minimum lot area of 180 square metres.
- d) To permit a reduced lot area of 159.8 square metres, whereas the By-law requires a minimum lot area of 180 square metres.

A-00090: 304 (304B) Olmstead Street, Parts 2, 4 and 6 on a draft 4R-plan, proposed semi-detached dwelling with secondary dwelling unit:

- e) To permit a single driveway where the minimum permitted lot width for a semi-detached is less than 6 metres, whereas the By-law states that no driveway is permitted where the minimum permitted lot width for a semi-detached is less than 6 metres.
- f) To permit a single driveway where the minimum permitted lot width for a semi-detached is less than 6 metres, whereas the By-law states that no driveway is permitted where the minimum permitted lot width for a semi-detached is less than 6 metres.
- g) To permit a reduced lot area of 159.8 square metres, whereas the By-law requires a minimum lot area of 180 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 22, 2023



*Ce document est également offert en français.*

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