

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 of neighbouring properties 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-00014
D08-02-23/A-00012 & D08-02-23/A-00184

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

Owner(s)/Applicant(s): Duozhuang Su

Property Address: 50 Rebecca Crescent

Ward: 11 – Beacon Hill-Cyrville

Legal Description: Lot 3, Judge’s Plan 652

Zoning: R1AA

Zoning By-law: 2008-250

APPLICANT’S PROPOSAL / PURPOSE OF THE APPLICATIONS:

The Owner wants to subdivide their property into two separate parcels of land for the construction of a new detached dwelling. The existing dwelling will remain.

At its hearing on February 15, 2023, the Committee adjourned the applications to allow the Owner time to identify additional variances and to revise their plans. The Owner now wants to proceed with the applications.

CONSENT IS REQUIRED FOR THE FOLLOWING:

The Owner requires the Committee's consent to sever.

The severed land, shown as Part 1 on a draft 4R-Plan filed with the application, will have frontage of 23.08 metres on Massey Lane, a depth of 40.18 metres and will contain a lot area of 919.2 square metres. This parcel will be known municipally as 4807 Massey Lane.

The retained land, shown as Part 2 on the said plan, will have frontage of 25.28 metres on Massey Lane and 40.23 metres on Rebecca Crescent, a depth of 40.23 metres and will contain a lot area of 1016.7 square metres. This parcel contains the existing dwelling and detached garage and is known municipally as 50 Rebecca Crescent.

Approval of this application will have the effect of creating two separate parcels of land which will not be in conformity with the requirements of the Zoning By-law and therefore, minor variance applications (D08-02-23/A-00012 & D08-02-23/A-00184) have been filed and will be heard concurrently with this application.

REQUESTED VARIANCES:

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

A-00012: 50 Rebecca Crescent, Part 2 on the Draft 4R-Plan, existing detached dwelling:

- a) To permit a reduced lot width of 25.28 metres, whereas the Zoning Bylaw requires a minimum lot width of 30 metres.
- b) To permit a distance of 0 metres between two accessory structures (existing detached garage and shed), whereas the By-laws requires a minimum distance from an accessory structure to any other building located on the same lot of 1.2 metres.

A-00184: 4807 Massey Lane, Part 1 on the Draft 4R-Plan, proposed detached dwelling:

- c) To permit a reduced lot width of 23.03 metres, whereas the Zoning Bylaw requires a minimum lot width of 30 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 of Adjustment at the address, email address, website or QR code below.

ALL SUBMITTED INFORMATION BECOMES PUBLIC

In accordance with the *Planning Act*, the *Municipal Act* and the *Municipal Freedom of Information and 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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