

NOTICE OF HEARING

Pursuant to the Ontario *Planning Act*

Consent and Minor Variance Applications

Panel 2
Tuesday October 3, 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-00057 & D08-01-23/B-00058
D08-02-23/A-00110

Applications: Consent under section 53 of the *Planning Act*
Minor Variance Permission under section 45 of the *Planning Act*

Owner/Applicant: Royal S.M.S. Construction Inc.

Property Address: 25 Pennard Way

Ward: 10 – Gloucester-Southgate

Legal Description: Part of Block 13, Registered Plan 4M-997

Zoning: R4S [923]

Zoning By-law: 2008-250

APPLICANT'S PROPOSAL AND PURPOSE OF THE APPLICATIONS:

The Owner wants to subdivide its property into three separate parcels of land for the construction of a long semi-detached dwelling and a detached dwelling.

On June 6, 2023, the Committee adjourned these applications to allow the Owner time to revise its plans and requested variances.

CONSENT IS REQUIRED FOR THE FOLLOWING:

The Applicant requires the Committee's consent to sever and grant an easement/right-of-way. The property is shown as Parts 1 to 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-00057	12.26 m	13.36 m (irregular)	165 sq. m	1	22 Inverkip Avenue (long semi-detached dwelling unit)
B-00058	12.03 m	14.57 m	175.2 sq. m	2 & 4	25 Pennard Way (long semi-detached dwelling unit)

The retained lands, shown as Part 3 on the draft 4R-plan, will have a frontage of 19.8 metres, an irregular depth of 16.06 metres and a lot area of 329 square metres. This parcel will contain the proposed detached dwelling and be known municipally as 20 Inverkip Avenue.

The application indicates that the property is subject to existing easements and rights-of-way as in Instrument Nos. OC30350, OC30353, OC32903, OC37321, OC103259, OC103259, and OC103259.

It is proposed to establish an easement/ right-of-way over Part 4 for servicing.

Approval of these applications will have the effect of creating three separate parcels of land. The proposed development on one of the parcels will not be in conformity with the requirements of the Zoning By-law and therefore a Minor Variance Application (D08-02-23A-00110) has been filed and will be heard concurrently with these applications.

REQUESTED VARIANCES:

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

A-00110: 20 Inverkip Avenue, Part 3 on the Draft 4R-Plan, detached dwelling:

- a) To permit a reduced front yard setback of 3 metres, whereas the By-law requires a minimum front yard setback of 5 metres.
- b) To permit a reduced rear yard setback of 3 metres, whereas the By-law required a minimum rear yard setback of 5 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: September 19, 2023



Ce document est également offert en français.

Committee of Adjustment

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