



July 13, 2023

Mr. Michel Bellemare
Secretary Treasurer
Committee of Adjustment
101 CentrepoinTE Drive
Ottawa, Ontario
K2G 5K7

Committee of Adjustment
Received | Reçu le
2023-07-24
City of Ottawa | Ville d'Ottawa
Comité de dérogation

Dear Mr. Bellemare:

RE: Minor Variance application – 1558 Baseline Road – Ward 8 – College – Panel 2

Please find enclosed a Minor Variance Application for the property known as 1558 Baseline Road.

Attached with this letter are copies of the following documents:

- Committee of Adjustment Application
- Site Plan and Elevations
- Topographic Survey
- Tree Report
- Excavation Plan

The owner wishes to apply for a minor variance for Lot Area, Building Height, Front Yard setback, Interior Side Yard setback and Corner Side Yard setback. This would allow for the creation of a semi-detached unit with secondary dwelling units in the basement.

The subject property is designated Evolving Neighbourhood in the City of Ottawa Official Plan and zoned R2F in the City of Ottawa Zoning By-law 2015-228. The subject property has frontage on both Pender Street and Baseline Road. The proposed development is oriented to front on to Pender Street.

The property known municipally as 1558 Baseline Road is identified by the following legal description:

- PT LTS 2589, 2590, PL 375, PART 1, PLAN 4R34717 CITY OF OTTAWA

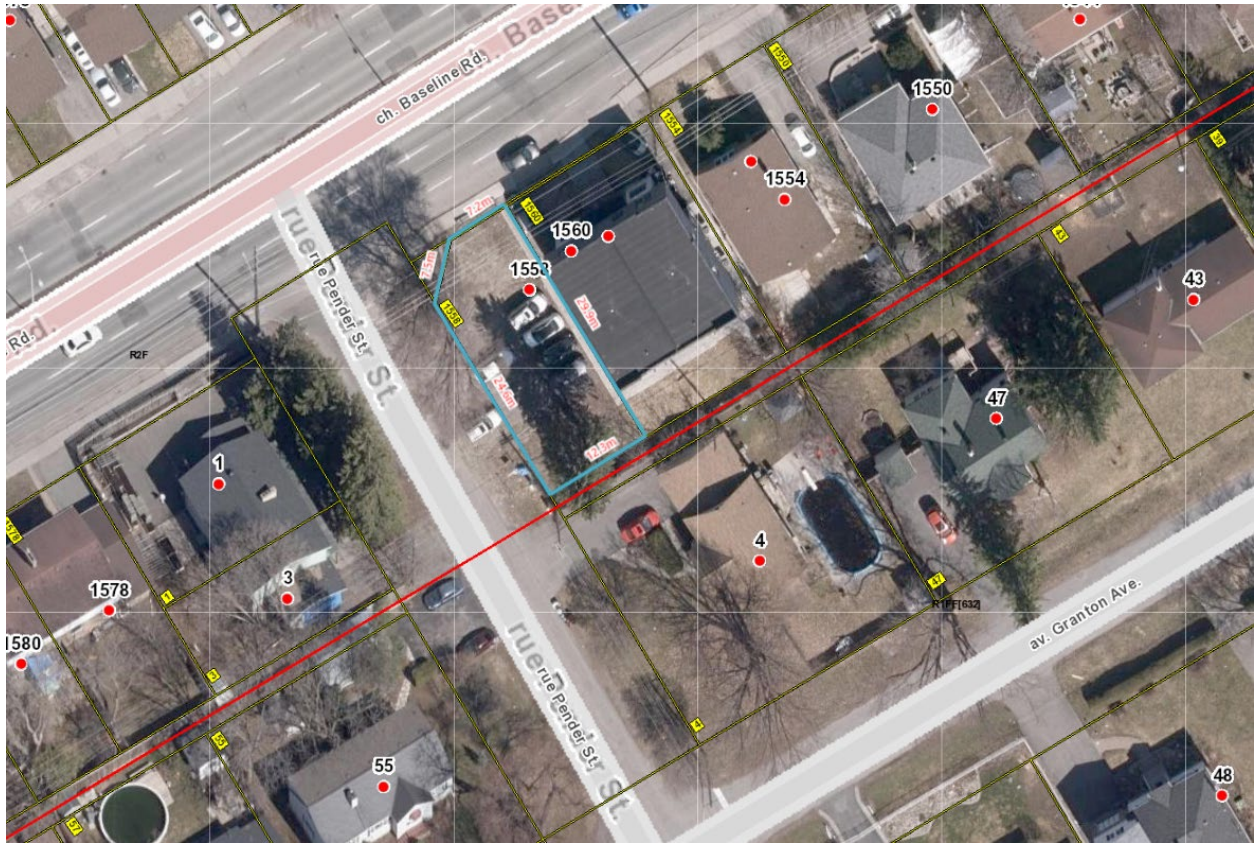


Figure 1 – Aerial photo of 1558 Baseline Road



Figure 2 – Street view of the vacant lot at 1558 Baseline Road

Application Summary – Minor Variance

The Minor Variance Sought

The Owner wishes to construct a semidetached unit. Semidetached units are permitted within the R2F Zone, however, variances to the Lot Area, Height, Front Yard Setback, and Side Yard setbacks are required.

Zoning Provisions – R2F

The performance standards for a semi-detached unit in the R2F zone are specified in Table 158A. Below, please find a table outlining the required provisions and how this proposed development reflects those provisions.

Provision	Required	Provided – 2 Pender
Minimum Lot Width	9m	12.23m
Lot Area	270m ²	151.5m ²
Height	8m	10.93m
Front Yard	6m	3.09m
Rear Yard (28% lot depth)	8.32m	8.37m
Interior Side Yard	1.5m	1.48m
Corner Side yard	4.5m	3.05m

Policy Framework

Provincial Policy Statement 2020

The Provincial Policy Statement (PPS) establishes policy direction for land use planning in the Province of Ontario that encourages planning and development that is environmentally sound, economically strong, and that enhances quality of life. The PPS promotes intensification of built-up areas to efficiently use land where existing infrastructure and public service facilities are readily available to avoid unjustified and uneconomic expansions. The policies relevant to the subject application are as follows:

- 1.1.1 Healthy, liveable and safe communities are sustained by:
- promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term;
 - accommodating an appropriate affordable and market-based range and mix of residential types (including single-detached, additional residential units, multi-unit housing, affordable housing and housing for older persons), employment (including industrial and commercial), institutional (including places of worship, cemeteries and long-term care homes), recreation, park and open space, and other uses to meet long-term needs; avoiding development and land use patterns which may cause environmental or public health and safety concerns;
 - promoting the integration of land use planning, growth management, transit-supportive development, intensification and infrastructure planning to achieve cost-effective development patterns, optimization of transit investments, and standards to minimize land consumption and servicing costs;
 - ensuring that necessary infrastructure and public service facilities are or will be available to meet current and projected needs;
- 1.1.3.1 Settlement areas shall be the focus of growth and development;
- 1.1.3.2 Land use patterns within settlement areas shall be based on densities and a mix of land uses which:
- efficiently use land and resources;
 - are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion; and
 - support active transportation; and,
 - are transit-supportive, where transit is planned, exists, or may be developed.
- 1.1.3.3 Planning Authorities shall identify appropriate locations and promote opportunities for transit supportive development, accommodating a significant supply and range of housing options through intensification and redevelopment where this can be accommodated taking into account exiting building stock or areas, including

brownfield sites, and the availability of suitable existing or planned infrastructure and public service facilities required to accommodate projected needs.

- 1.1.3.4 Appropriate development standards should be promoted which facilitate intensification, redevelopment, and compact form, while avoiding or mitigating risks to public health and safety.

The proposed development of the vacant subject property will make efficient use of existing infrastructure, public service facilities, and will support the City’s investment and commitment to public transit. The subject property is adjacent to the City’s future Baseline Bus Rapid Transit (BRT). The proposed development will also contribute to the range and mix of housing options within the City’s Outer Urban area.

The proposed development is sensitive to surrounding land uses and promotes residential intensification and housing in a settlement area designated for growth. The proposed development of the subject property is consistent with the policies of the PPS (2020).

City of Ottawa Official Plan 2022

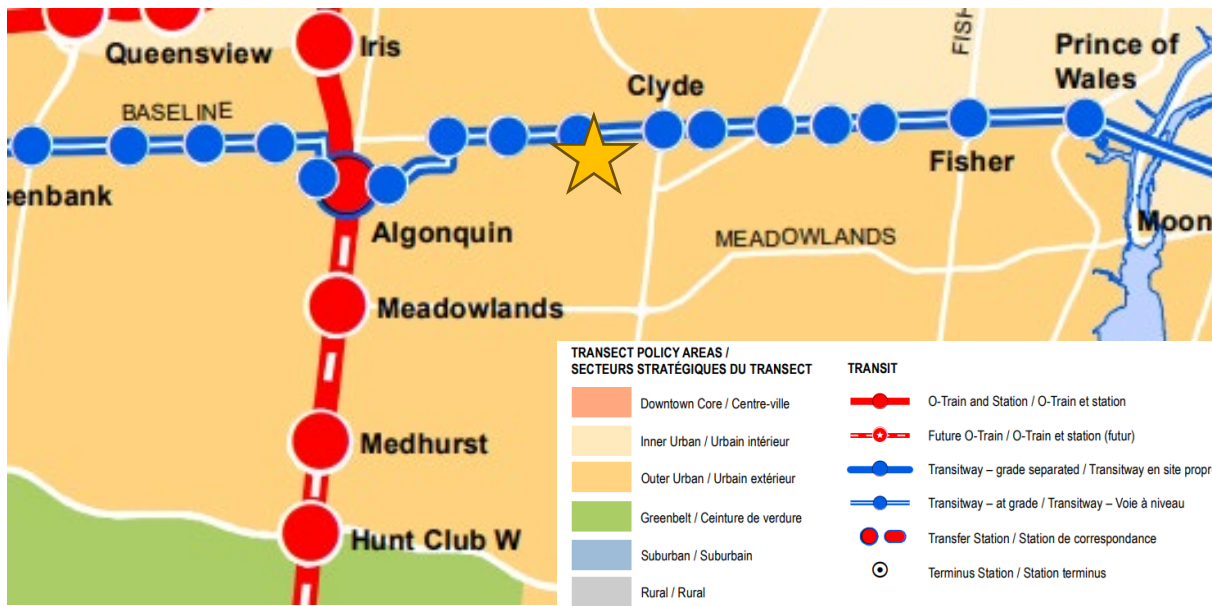


Figure 3 - 2 Pender is located within the Outer Urban Transect, Schedule A, City of Ottawa Official Plan

Growth Management Framework

The City of Ottawa’s Growth Management Framework is set out in Section 3 of the Official Plan. It focuses on the goal of providing sufficient development opportunities to increase sustainable transportation mode shares and use of existing and planned infrastructure, while reducing greenhouse gas emissions.

The intent of the City’s Growth Management Framework is:

- To provide an appropriate range and mix of housing that considered the geographic distribution of new dwelling types and/or sizes to 2046:
- To provide a transportation network that prioritizes sustainable modes over private vehicles, based on the opportunities to mode shifts presented by each transect area context;
- To prioritize the location of residential growth to areas with existing municipal infrastructure, including piped services, rapid transit, neighbourhood facilities and a diversity of commercial services;
- To reduce greenhouse gas emissions in the development and building sectors and in the transportation network; and,
- To establish a growth management framework that maintains a greater amount of population and employment inside the Greenbelt than outside the Greenbelt.

The proposed development at 1558 Baseline Road meets the following Growth Management Framework policies among others:

- **Policy 3 in Section 3.1** states that the urban area and villages shall be the focus of growth and development.
- **Policy 1 in Section 3.2** sets the target amount of dwelling growth in the urban area that is to occur through intensification at 51%, representing the proportion of new residential dwelling units.
 - *The proposed development replaces a vacant lot in the Outer Urban Area and proposes to build a semidetached unit with secondary dwelling units for a total of 4 new units which contributes towards the City’s intensification target.*
- **Policy 3 in Section 3.2** states that the vast majority of residential intensification shall focus within 15-minute neighbourhoods, which are comprised of Hubs, Corridors, and adjacent Neighbourhoods.
 - *The subject property has frontage on Baseline Road which is a Corridor. The development of the subject property will provide residential units within close proximity to commercial services and rapid transit in support of the creation of a 15-minute neighbourhood.*
- **Policy 4 in Section 3.2** states that intensification is permitted in all designations where development is permitted taking into account whether the site has municipal water and

sewer services. This Plan supports intensification and the approval of applications for intensification shall be in conformity with transect and overlay policies as applicable.

- *The subject property has municipal water and sewer services and as explained in later sections of this Rationale conforms to the policies of the applicable transect and overlay.*
- **Policy 8 in Section 3.2** states that intensification should occur in a variety of dwelling unit floorspace sizes to provide housing choices.
 - *The proposed development seeks to develop the subject vacant lot with a semidetached unit with secondary dwelling units. This area, although evolving, has predominantly been built with single detached dwellings. The proposed development provides for a diversity of housing choice within the urban area.*

Transect Policy Areas

As noted in Figure 3, the subject property is located within the **Outer Urban Transect** as outlined on Schedule A – Transect Policy Areas of the Official Plan. The Outer Urban Transect applies to lands within the greenbelt that have a classic suburban model of development. The objective of the Outer Urban Transect is to introduce more viable public transit and active mobility options and encourage more diverse housing forms.

- **Policy 1 in Section 5.3.1** states the over the medium- to long-term, the Outer Urban Transect area will evolve towards an urban (15-minute) model. The OP allows for this evolution to happen gradually.
- **Policy 2 in Section 5.3.1** states that the Outer Urban Transect is generally characterized by low- to mid-density development. Development should be Low-rise within Neighbourhoods and along Minor Corridors
- **Policy 3 in Section 5.3.1** states that in the Outer Urban Transect, the City shall support the rapid transit system and begin to introduce urban environments through the designation and overlay policies of the plan.
- **Policy 4 in Section 5.3.1** states that in the Outer Urban Transect, the Zoning by-law shall provide for a range of dwelling unit sizes in predominantly ground-oriented forms in Neighbourhoods located away from frequent street transit and Corridors, with Low-rise multi-unit dwellings permitted near rapid transit and frequent street transit routes.

The proposed development provides for ground-oriented low-rise development along a Mainstreet Corridor within the Outer Urban Transect that is appropriate for the lot size. It supports and is supported by rapid transit and is sensitive to the established surrounding low-rise neighbourhood.

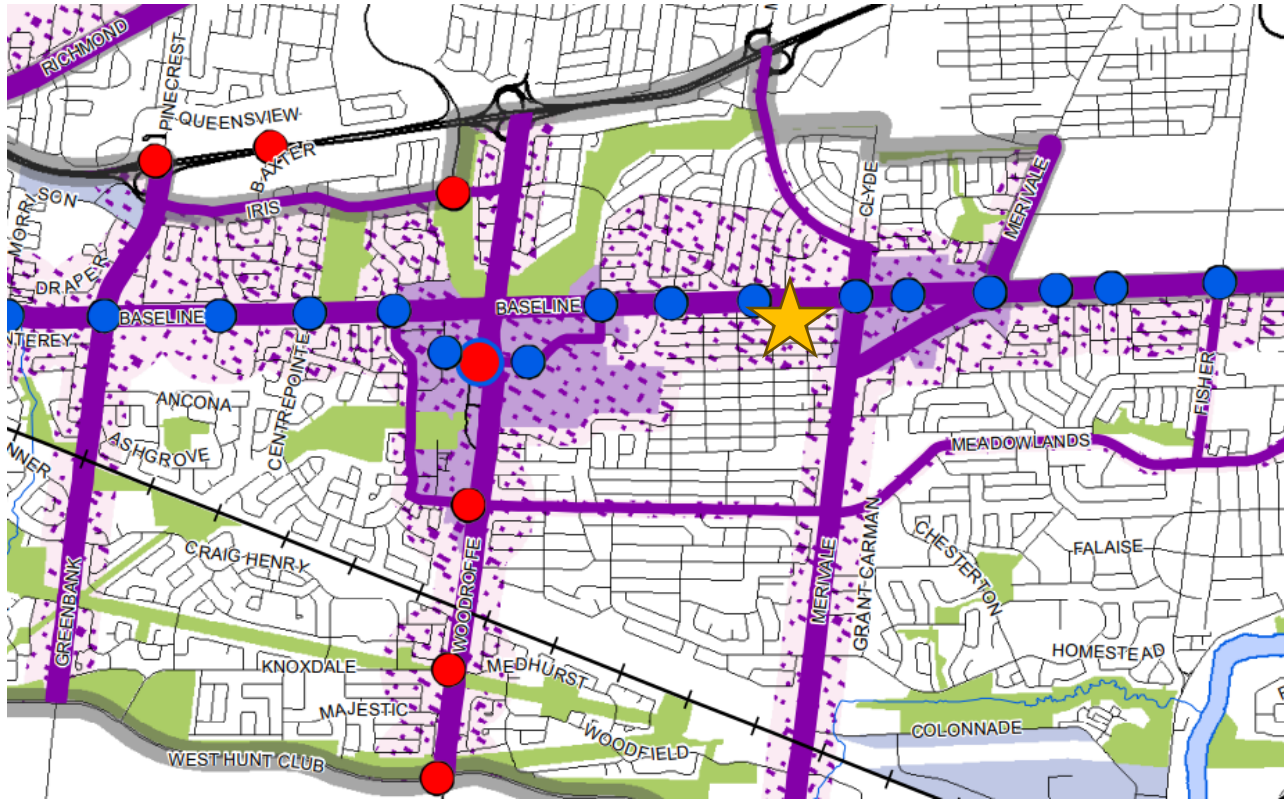


Figure 4 – 1558 Baseline Road is shown with the “Evolving Neighbourhood Overlay” in Schedule B3 of the City of Ottawa Official Plan

Evolving Neighbourhood Overlay

The Evolving Neighbourhood Overlay is applied to areas that are located or at a stage of evolution that creates the opportunity to achieve an urban form in use, density, built form, and site design. The evolving overlay generally applies to lands with 150 metres from a Corridor or Hub. As noted in Figure 4 and designated with a Star, 2 Pender is subject to the Evolving Neighbourhood Overlay.

The following policies in **Section 5.6.1.1** apply to the subject site.

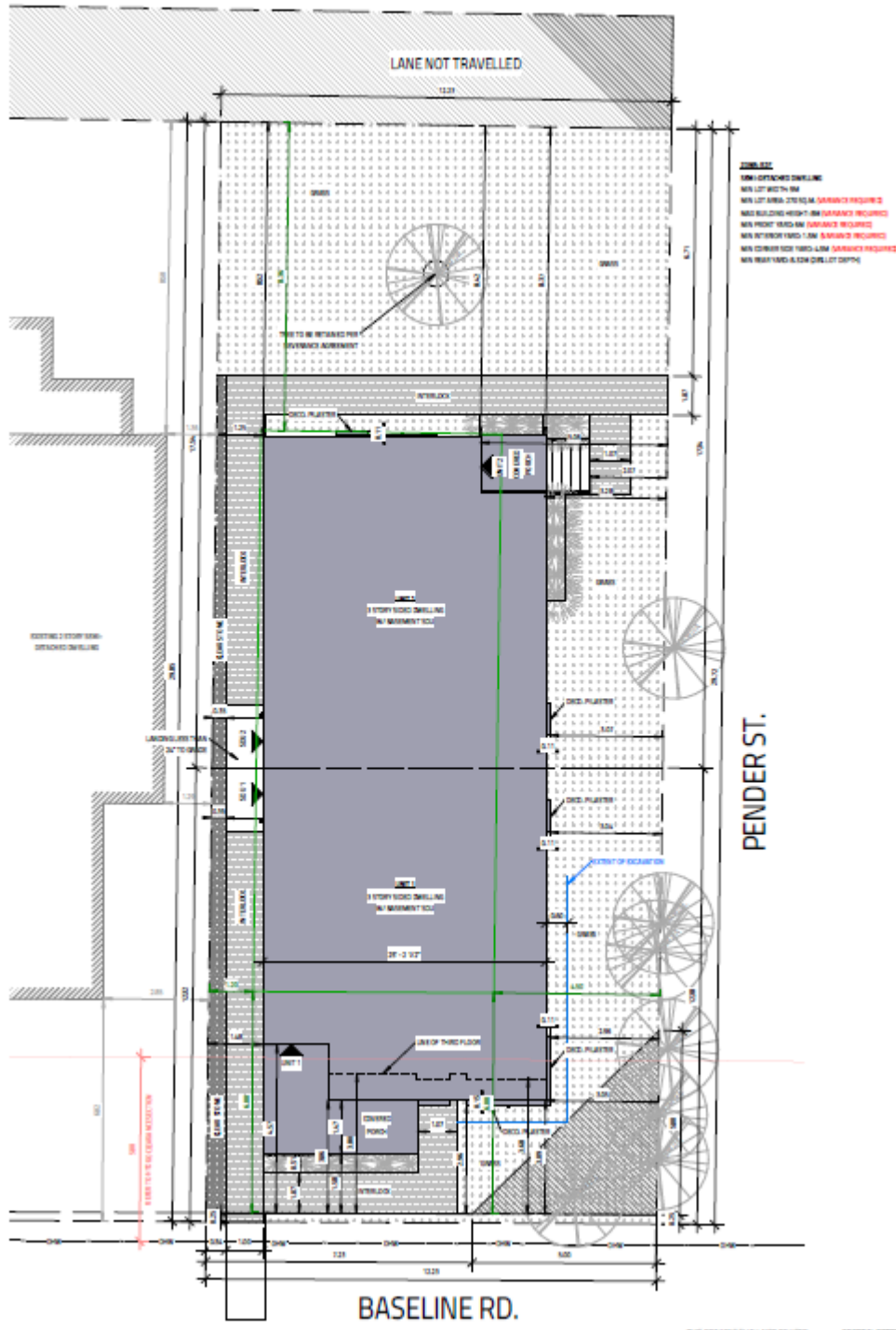
- **Policy 1** states that the Evolving Neighbourhood Overlay will apply to areas that are in a location or stage of evolution that creates the opportunity to achieve an urban form in terms of use, density, built form and site design. The overlay is intended to provide opportunities that allow the City to reach the goals of its Growth Management Framework for intensification through the Zoning By-law, providing:
 - Guidance for a gradual change in character based on proximity to Hubs and Corridors;

- Allowance for new building forms and typologies, such as missing middle housing;
 - Direction to built form and site design to support an evolution towards more urban built form patterns and applicable transportation mode share goals.
- **Policy 2** states that where an Evolving Neighbourhood Overlay is applied:
 - The Zoning By-law shall provide development standards for the built form and buildable envelope consistent with the planned characteristics of the overlay area; which may differ from the existing characteristics of the area to which the overlay applies; and
 - The Zoning By-law shall include minimum-density requirements as identified in Table 3a, and permissions to meet or exceed the density targets of Table 3b.
 - **Policy 3** States that in the Neighbourhood Overlay, the City:
 - will be supportive of applications for low-rise intensification that seek to move beyond the development standards of the underlying zone where the proposal demonstrates that the development achieves objectives of the applicable transect with regards to density, built form and site design in keeping with the intent of Section 3 and 5 of the Official Plan;

The proposed development supports the objective of an evolution towards a more urban built form within the Outer Urban Transect by introducing greater density along a Mainstreet corridor with planned frequent rapid transit.

Community Context

The proposed Site Plan for 1558 Baseline Road is shown below.



To evaluate the requested variances, in context of the four tests of a minor variance as described in Section 45 of the Planning Act, a review of the site plan is required. The evaluation should show how the new buildings differs from the existing in context of the surrounding environment and streetscape and should demonstrate that the new construction will not have any adverse impacts.

Directly East of the subject property at 1558 and 1562 Baseline Road, a semi-detached unit exists:



To the West of the subject property, a single detached dwelling exists at 1 Pender Street



North of the subject property, on the opposite side of Baseline Road, semidetached units predominately line the street.



Discussion

The lot for the proposed development at 2 Pender was approved via a consent application (D08-01-22/B-00110) to the Committee on May 27, 2022 (attached). Initially it was thought that a long semi detached would be constructed on the site however it was later (after the consent was perfected) determined that a long semi detached is not permitted on a corner lot and that typology would have to be in a semi-detached form which imposes different zoning standards (lot area) which require a variance from the Committee.

The conditions of the consent approval required 2 agreements to be registered on title – a tree agreement and a noise agreement. Both of those agreements have been executed and are now on the property title. The tree agreement restricts the building envelope to a very specific area and the proposed design and minor variance request respects those restrictions. The tree agreement also creates a large rear yard of over 8 metres which is not typical of corner lot building condition.

The consent application included a conceptual building footprint which upon detailed design resulted units that were extremely small and had no work from home space. Given the constraints imposed by the tree agreement the housing designer reviewed a number of options to create viable family style accommodations within the boundary created by the tree agreement.

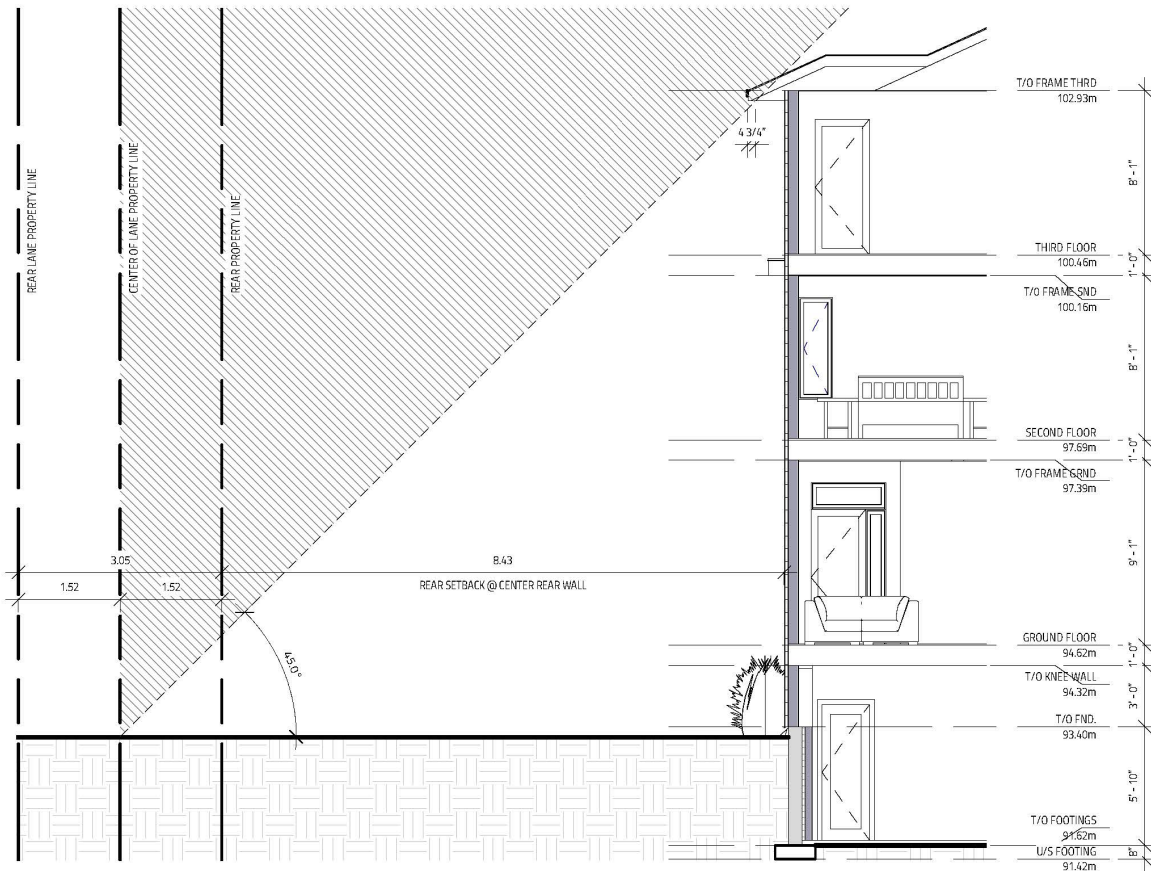
The proposed building is a semi-detached typology with a one-bedroom secondary dwelling unit in the basement. The units are standard 3-bedroom family style units with dedicated work from home spaces. The semi-detached units are 2000 square feet in size and the secondary dwelling units are 638 square feet in size.

To achieve a viable building envelope the designer firstly removed driveways, parking and garage spaces. Any non building area will be softly landscaped and not encumbered by driveways and garage access. This significantly minimizes the impacts of the front yard and side yard variances.

The other adjustments were to move the building forwarding towards Baseline Road and Pender Avenue. This adjustment results in smaller front yard and smaller corner side yard setbacks, but any impacts are offset by the larger rear yard which by its open space breaks up the Pender facing façade and reduces the impacts of the encroachments.

The most significant adjustment is the increase in height of 2.93 m. However, Table 7 – Minimum and Maximum Height Overview Based on Official Plan Policy shows that Mainstreet Corridors within the Outer Urban Transect have minimum height requirements of 2 storeys and maximum heights of 40 storeys. This, of course, is subject to appropriate building transitions. Applying the transition policies of Section 4.6 of the Official Plan building heights should be under a 45% line from the stable residential neighbourhood. For illustrative purposes it is assume that Granton Avenue represents the boundary of the stable residential community.

The following diagram shows that the proposed height is under the 45% transition line:



As noted throughout this Rationale, the subject property at 1558 Baseline Road and the surrounding neighbourhood are going through a period of evolution. Given this Community’s proximity to a Corridor and Rapid Transit, the City’s Official Plan gives direction to gradually densify this area. The Minor Variance Application for 1558 Baseline Road seeks to do just that; it

would allow for the development a vacant lot and the introduction of four new units to the Community.

In reviewing the proposed construction and applicable Policy, it is clear that the variances requested have no impact on abutting properties and are desirable as they allow for the ground-oriented development of a vacant lot.

The Official Plan criteria seeks to ensure that new urban development fits well and works well with the development that exists around it. A review of the streetscape shows that the proposed semi-detached units will not be out of character with the streetscape. The site plan also illustrates that the trees on the property will be retained while providing for new soft landscaping in the rear yard.

The Official Plan states that “Low-rise buildings shall be designed to respond to context, and transect area policies, and shall include areas for soft landscaping, main entrances at-grade, front porches or balconies, where appropriate. Buildings shall integrate architecturally to complement the surrounding context. criteria seek to ensure that new infill development will compliment the existing development around it.”

As the attached rationale indicates the proposed development meets the tests of the Official Plan and represents appropriate urban development.

Four Tests

Based on the rationale provided, the proposed variance meets the four tests of a minor variance as described in Section 45 of the Planning Act.

1. The variance is minor.

The requested variance is minor in nature and will have no impact on adjacent properties.

2. The variance is desirable for the appropriate development or use of the property.

The requested variance is appropriate so that a semidetached home can be constructed.

3. The general intent and purpose of the Zoning By-law is maintained.

A semidetached unit is a permitted use in the R2F zone. The surrounding properties share the same Zoning. As shown in the Community Context section above, a few of the surrounding properties are developed in a similar manner to what is proposed.

4. The general intent and purpose of the Official Plan is maintained.



The site is designated Evolving Neighbourhood and as such the construction of a semi-detached unit is consistent with the strategic direction of the Official Plan.

Conclusion

The approval of the minor variance will allow the proposed construction of a semi-detached unit to take place in a manner consistent with the Official Plan and community expectations.

As a result, it is our opinion that the requested minor variances represent good planning and urban development.

Sincerely,

Peter Hume
HP Urban Inc.

Alison Clarke
The Stirling Group



**COMMITTEE OF ADJUSTMENT
OF THE CITY OF OTTAWA**

**DECISION
CONSENT**

(Section 53 of the *Planning Act*)

File No.:	D08-01-22/B-00110
Owner(s):	10427152 Canada Ltd.
Location:	1558 Baseline Road
Ward:	8-College
Legal Description:	Part of Lots 2589, 2590, 2591 and 2592, Registered Plan 375
Zoning:	R2F
Zoning By-law:	2008-250

Notice was given and a Public Hearing was held on **May 4, 2022**, as required by the *Planning Act*.

PURPOSE OF THE APPLICATION:

The Owner wants to subdivide its property into two separate parcels of land. The existing semi-detached will remain on one parcel and the other parcel will remain vacant for future residential development.

CONSENT IS REQUIRED FOR THE FOLLOWING:

The Owner requires the Consent of the Committee for Conveyance.

The land to be severed, shown as Part 2, 3, 6 and 7 on a Draft 4R-Plan filed with the application, will have frontage of 18.20 metres on Baseline Road, to a depth of 29.86 metres and will contain a lot area of 543.3 square metres. This parcel, which will contain existing semi-detached dwelling, and is known municipally as 1560 and 1562 Baseline Road.

The land to be retained, shown as Part 1, 4 and 5 on said Plan, will have frontage of 12.23 metres on Baseline Road, to a depth of 29.72 metres and will contain a lot area of 364.6 square metres. This parcel will remain vacant for future residential development and is known municipally as 1558 Baseline Road.

The application indicates that the Property is not the subject of any other current application under the *Planning Act*.

PUBLIC HEARING:

Prior to the Hearing on May 4, 2022, the Committee received correspondence from the City View Community Association raising a concern that the public notification sign was not posted and clearly visible on the subject property. At the Hearing, the Committee heard from Peter Hume, Agent for the Owner, who confirmed that at some point during the notification period, the sign had been taken down. Mr. Hume suggested adjourning the application to allow time to for him to repost the signs on the property, for the prescribed number of days, as required by the *Planning Act*. With the concurrence of all parties the application was adjourned to May 18, 2022.

At the renewed Hearing, the Chair administered an oath to Mr. Hume, who confirmed that the statutory notice posting requirements were satisfied.

The Committee heard from Nancy Wilson and Jill Prot, representing the City View Community Association. Concerns were raised regarding the lack of parking for the existing semi-detached dwelling on the retained land, the loss of mature trees, garage storage for the existing and future development, number of egresses onto Baseline Road and the effect that may have on the future redevelopment of Baseline.

Leah Bauer of the City's Planning, Real Estate and Economic Development Department was also in attendance, who stated no concerns with the application.

DECISION AND REASONS OF THE COMMITTEE: APPLICATION GRANTED

The Committee considered any written and oral submissions relating to the application in making its Decision.

The Committee notes that the City's planning report raises "no concerns" regarding the revised application.

Based on the evidence, the Committee is satisfied that the proposal is consistent with the Provincial Policy Statement that promotes efficient land use and development as well as intensification and redevelopment within built-up areas, based on local conditions. The Committee is also satisfied that a plan of subdivision of the land is not necessary for the proper and orderly development of the municipality. In addition, the Committee is satisfied that the proposal has adequate regard for the criteria specified under subsection 51(24) of the *Planning Act* and is in the public interest.

The Committee therefore grants the provisional consent, subject to the following conditions, **which must be fulfilled within a two-year period from the date of this Decision:**

1. That the Owner(s) provide proof to the satisfaction of the **Development Review Manager of the West Branch within Planning, Real Estate and Economic Development Department, or his/her designate**, to be confirmed in writing

from the Department to the Committee, that each existing parcel has its own independent storm, sanitary and water services connected to City infrastructure and that these services do not cross the proposed severance line. If they do cross or are not independent, the Owner(s) will be required to relocate the existing services or construct new services from the City sewers/watermain, at his/her own cost.

2. In the case of a vacant parcel being created, the Owner(s) shall provide evidence (servicing plan), to the satisfaction of the **Development Review Manager of the West Branch within Planning, Real Estate and Economic Development Department, or his/her designate**, to be confirmed in writing from the Department to the Committee, that the parcel has access to sufficient services with adequate capacity.
3. That the Owner convey a 5 m x 5 m corner sight triangle located at the intersection of Baseline Road and Pender Street to the City, with all costs to be borne by the Owner(s), to the satisfaction of the Surveys and Mapping Branch of the City. This area will be free of all structures, plantings, etc. that interfere with the sight line. The trees presently located in the corner site triangle are to be retained because they do not impair the sight line and will allow a proper sighting distance for motorists when performing turning movements within the intersection. The Committee must receive written confirmation from **City Legal Services** that the transfer of the lands to the City has been registered.
4. The Owner(s) shall prepare a noise attenuation study (or noise and vibration attenuation study if applicable) in compliance with the City of Ottawa Environmental Noise Control Guidelines to the satisfaction of the **Development Review Manager of the West Branch within Planning, Real Estate and Economic Development Department, or his/her designate**. The Owner(s) shall enter into an agreement with the City that requires the Owner to implement any noise control (and vibration if applicable) attenuation measures recommended in the approved study. The Committee requires a copy of the Agreement and written confirmation from City Legal Services that it has been registered on title.
5. That the Owner(s) convey, if required, at no charge to the City of Ottawa, sufficient frontage across the severed and retained lands to provide for a road right-of-way measuring 15.4 metres from the centreline of Baseline Road. The Owner(s) must provide to the City Surveyor a copy of the Committee of Adjustment Decision and a draft Reference Plan that sets out the required widening. The Committee requires written confirmation from **City Legal Services** that the transfer of the widening to the City has been registered.
6. That the Owner(s) provide evidence (payment receipt) to the Committee that payment has been made to the City of Ottawa of cash-in-lieu of the conveyance

of land for park or other public recreational purposes, plus applicable appraisal costs. The value of the land otherwise required to be conveyed shall be determined by the City of Ottawa in accordance with the provisions of By-Law No. 2009-95, as amended. Information regarding the appraisal process can be obtained by contacting the Planner.

7. That the Owner(s) file with the Committee a copy of the registered Reference Plan prepared by an Ontario Land Surveyor registered in the Province of Ontario, and signed by the Registrar, **confirming the frontage and area of the severed land. If the Registered Plan does not indicate the lot area, a letter from the Surveyor confirming the area is required.** The Registered Reference Plan must conform substantially to the Draft Reference Plan filed with the Application for Consent.
8. That upon completion of the above conditions, and **within the two-year period outlined above**, the Owner(s) file with the Committee, the “electronic registration in preparation documents” for the Conveyance for which the Consent is required.

The Consent lapses two years from the date of this Decision.

All technical studies must be submitted to Planning, Real Estate and Economic Development Department a minimum of **40 working days** prior to lapsing date of the consent. Should a Development Agreement be required, such request should be initiated **15 working days** prior to lapsing date of the consent and should include all required documentation including the approved technical studies.

Please note that if a major change to a condition or conditions is requested, you will be entitled to receive Notice of the changes only if you have made a written request to be notified.

NOTICE OF RIGHT TO APPEAL:

To appeal this decision to the Ontario Land Tribunal (OLT), an appeal form along with a certified cheque or money order payable to the Ontario Minister of Finance must be filed with the Secretary-Treasurer of the Committee of Adjustment by **June 16, 2022**, delivered to the following address:

Secretary-Treasurer, Committee of Adjustment,
101 CentrepoinTE Drive, 4th floor, Ottawa, Ontario, K2G 5K7

The Appeal Form is available on the OLT website at <https://olt.gov.on.ca/>. The OLT has established a filing fee of \$400.00 per type of application with an additional filing fee of \$25.00 for each secondary application. If you have any questions about the appeal process, please contact the Committee of Adjustment office by calling 613-580-2436 or by email at cofa@ottawa.ca.

Only individuals, corporations and public bodies may appeal Decisions in respect of applications for consent to the OLT. A notice of appeal may not be filed by an unincorporated association or group. However, a Notice of Appeal may be filed in the name of an individual who is a Member of the Association or group on its behalf.

NOTICE TO APPLICANT:

Applicants are advised to take note of comments received from City departments and other technical agencies like Hydro Ottawa and to consult where appropriate.

**DECISION SIGNATURE PAGE
PAGE DE SIGNATURE DE LA DÉCISION**

File No. / Dossier n°: D08-01-22/B-00110
Owner(s) / Propriétaire(s): 10427152 Canada Ltd.
Location / Emplacement: 1558 Baseline Road

We, the undersigned, concur in the decision and the reasons set out by the Committee of Adjustment.

Nous, soussignés, souscrivons à la décision et aux motifs rendus par le Comité de dérogation.

“Ann M. Tremblay”

**ANN M. TREMBLAY
CHAIR / PRÉSIDENTE**

“Kathleen Willis”

**KATHLEEN WILLIS
MEMBER / MEMBRE**

“Scott Hindle”

**SCOTT HINDLE
MEMBER / MEMBRE**

“Colin White”

**COLIN WHITE
MEMBER / MEMBRE**

“Julia Markovich”

**JULIA MARKOVICH
MEMBER / MEMBRE**

This is a true copy of the Decision of the Committee of Adjustment of the City of Ottawa.

Celle-ci est une copie conforme de la décision rendue par le Comité de dérogation de la Ville d'Ottawa.

Date of Decision / Date de la décision
May 27, 2022/ 27 mai 2022



Michel Bellemare
Secretary-Treasurer / Secrétaire-trésorier