

NOTICE OF HEARING

Pursuant to the Ontario *Planning Act*

Consent and Minor Variance Applications

Panel 2
Tuesday, October 17, 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-00238, B-00241 to B-00243
D08-02-23/A-00227 to A-00230

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

Owner/Applicant: Estate of Lidia Pietrantonio

Property Address: 429 Ancaster Avenue

Ward: 7 - Bay

Legal Description: Part of Lot 5, Registered Plan 461

Zoning: R2F

Zoning By-law: 2008-250

APPLICANT'S PROPOSAL / PURPOSE OF THE APPLICATIONS:

The Owner wants to subdivide their property into four separate parcels of land to create long semi-detached dwellings on their property.

CONSENT IS REQUIRED FOR THE FOLLOWING:

The Owner requires the Committee’s consent to subdivide the property and to grant the use of and rights in land for easements. The property is shown as Part 1 to 9 on a Draft 4R-Plan filed with the applications and the separate parcels will be as follows:

Table 1 Proposed Parcels

File No.	Frontage	Depth	Area	Part No.	Municipal Address
B-00238	13.65 m	22.98 m	313.98 sq. m	1, 2 and 9	425 A and B Ancaster Avenue
B-00241	0.76 m	43.07 m	300.51 sq. m	3 and 4	427 A and B Ancaster Avenue
B-00242	0.76 m	62.50 m	396.06 sq. m	5 and 6	429 A and B Ancaster Avenue
B-00243	0.76 m	63.05 m	403.72 sq. m	7 and 8	431 A and B Ancaster Avenue

It is proposed to establish easements/ rights of way as follows:

- Over Parts 2 and 9 in favour of Parts 3, 4, 5, 6, 7 and 8 to provide ingress, egress and access to utilities
- Over Part 4 in favour of Parts 1, 2, 5, 6, 7, 8 and 9 to provide ingress, egress and access to utilities
- Over Part 6 in favour of Parts 1, 2, 3, 4, 7, 8 and 9 to provide ingress, egress and access to utilities
- Over Part 8 in favour of Parts 1, 2, 3, 4, 5, 6 and 9 to provide ingress, egress and access to utilities
- Over Part 9 in favour of Parts 3, 4, 5, 6, 7 and 8 to provide ingress, egress and access to utilities

Approval of these applications will have the effect of creating separate parcels of land that will not be in conformity with the requirements of the Zoning By-law and therefore, minor variance applications (File Nos. D08-02-23/A-00227 to A-00230) have been filed and will be heard concurrently with these applications.

REQUESTED VARIANCES:

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

A-00227: 425 A and B Ancaster Avenue, Parts 1, 2 and 9 on Draft 4R- Plan, proposed long semi-detached dwelling:

- a) To permit two reduced parking spaces with a length of 2.4 metres x 4.6 metres, whereas the By-law requires a parking space size of 2.6 metres x 5.2 metres.
- b) To permit a driveway over a mutual easement leading to one or more parking spaces to be shared by four abutting lots, whereas the By-law states a driveway over a mutual easement leading to one or more permitted parking spaces may be shared by two dwellings on abutting lots.

A-00228: 427 A and B Ancaster Avenue, Parts 3 and 4 on Draft 4R-Plan, proposed long semi-detached dwelling:

- c) To permit two reduced parking spaces with a length of 2.4 metres x 4.6 metres, whereas the By-law requires a parking space size of 2.6 metres x 5.2 metres.
- d) To permit a driveway over a mutual easement leading to one or more parking spaces to be shared by four abutting lots, whereas the By-law states a driveway over a mutual easement leading to one or more permitted parking spaces may be shared by two dwellings on abutting lots.
- e) To permit a reduced lot width of 0.76 metres, whereas the By-law requires a minimum lot width of 10 metres.
- f) To permit a reduced lot frontage on a public street of 0.76 metres, whereas the By-law requires that land abuts an improved public street for a minimum distance of 3 metres.
- g) To permit a reduced rear yard setback of 13.9% of the lot depth or 6 metres, whereas the By-law requires the minimum required rear yard setback is 30% of the lot depth or 12.92 metres.

A-00229: 429 A and B Ancaster Avenue, Parts 5 and 6 on Draft 4R-Plan, proposed long semi-detached dwelling:

- h) To permit two reduced parking spaces with a length of 2.4 metres x 4.6 metres, whereas the By-law requires a parking space size of 2.6 metres x 5.2 metres.
- i) To permit a driveway over a mutual easement leading to one or more parking spaces to be shared by four abutting lots, whereas the By-law states a driveway over a mutual easement leading to one or more permitted parking spaces may be shared by two dwellings on abutting lots.
- j) To permit a reduced lot width of 0.76 metres, whereas the By-law requires a minimum lot width of 10 metres.
- k) To permit a reduced lot frontage on a public street of 0.76 metres, whereas the By-law requires that land abuts an improved public street for a minimum distance of 3 metres.
- l) To permit a reduced rear yard setback of 9.6% of the lot depth or 6 metres, whereas the By-law requires the minimum required rear yard setback is 30% of the lot depth or 18.75 metres.
- m) To permit a parking space to be located in the front yard whereas the By-law does not permit parking in a required and provided front yard.

A-00230: 431 A and B Ancaster Avenue, Parts 7 and 8 on Draft 4R-Plan, proposed long semi-detached dwelling:

- n) To permit a driveway over a mutual easement leading to one or more parking spaces to be shared by four abutting lots, whereas the By-law states a driveway over a mutual easement leading to one or more permitted parking spaces may be shared by two dwellings on abutting lots.
- o) To permit a reduced lot width of 0.76 metres, whereas the By-law requires a minimum lot width of 10 metres.
- p) To permit a reduced lot frontage on a public street of 0.76 metres, whereas the By-law requires that land abuts an improved public street for a minimum distance of 3 metres.
- q) To permit a reduced rear yard setback of 9.5% of the lot depth or 6 metres, whereas the By-law requires the minimum required rear yard setback is 30% of the lot depth or 18.92 metres.
- r) To permit a parking space to be located in the front yard whereas the By-law does not permit parking in a required and provided front yard.
- s) To permit a reduced rear yard area of 21.2% of the lot area or 85.52 square metres, whereas the By-law requires a minimum rear yard area of 25% of the lot area or, in this case, 100.93 square meters.

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: October 3, 2023



Ce document est également offert en français.

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