

NOTICE OF HEARING

Pursuant to the Ontario *Planning Act*

Consent and Minor Variances Applications

Panel 2

Tuesday, November 14, 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-00244 and D08-02-23/A-00233
Applications: Consent under section 53 of the *Planning Act*
Minor Variance under section 45 of the *Planning Act*
Owner/Applicant: Helmand Home Inc.
Property Address: 820 High Street
Ward: 7 - Bay
Legal Description: Lot 19, Registered Plan 199
Zoning: R4N
Zoning By-law: 2008-250

APPLICANT'S PROPOSAL / PURPOSE OF THE APPLICATIONS:

The Owner wants to convey a portion of its property to the abutting property owner to the north, known municipally as 814 High Street and to construct an 8-unit, stacked dwelling. The existing dwelling will be demolished.

CONSENT IS REQUIRED FOR THE FOLLOWING:

The Owner requires the Committee's consent for a lot line adjustment.

The severed land, shown as Part 2 on a Draft 4R-Plan filed with the applications, contains a frontage of 3.02 metres, a depth of 38.22 metres and a lot area of 114.9 square metres. This vacant land will merge with the property to the north, known municipally as 814 High Street.

The retained land, shown as Part 3 on said plan, contains a frontage of 17.08 metres, a depth of 38.57 metres and a lot area of 658.1 metres squared. This land will be known municipally as 820 High Street.

REQUESTED VARIANCES:

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

- a. To permit a reduced lot width of 17.1 metres, whereas the By-law requires a minimum lot width of 18 metres.
- b. To permit a reduced front yard setback of 3.0 metres, whereas the By-law requires a minimum front yard setback of 4.7 metres.
- c. To permit a reduced rear yard setback of 30% of the lot depth or 11.4 metres, whereas the By-law requires a minimum rear yard setback of 30% of the lot depth, or 11.5 metres.
- d. To permit a reduced (northernly) interior side yard setback of 0.9 metres, whereas the By-law required a minimum interior side yard setback of 1.5 metres.
- e. To permit a reduced rear yard landscape area of 12% of the rear yard, whereas the By-law requires a rear yard landscape area of 50% of the rear yard.
- f. To permit 8 resident parking spaces, whereas the By-law requires 10 parking spaces.
- g. To permit 1 visitor parking space, whereas the By-law requires a minimum of 2 visitor parking spaces.

THE APPLICATIONS indicate that the Property is not the subject of any other current application under the *Planning Act*.

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 31, 2023



Ce document est également offert en français.

Committee of Adjustment

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