

NOTICE OF HEARING

Pursuant to the Ontario *Planning Act*

Minor Variance Application

Panel 1

Wednesday, March 20, 2024

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 No.: D08-02-24/A-00031
Application: Minor Variance under section 45 of the *Planning Act*
Owners/Applicants: Shu Hua Situ and Jin Wei Situ
Property Address: 6 Oak Street
Ward: 14 - Somerset
Legal Description: Part of Lots 1, 2 and 3 on Registered Plan 82974
Zoning: R4UB
Zoning By-law: 2008-250

APPLICANTS' PROPOSAL / PURPOSE OF THE APPLICATION:

The Owner wants to construct a five-unit, three-storey stacked dwelling . The existing dwelling and garage will be demolished.

REQUESTED VARIANCES:

The Owners/Applicants require the Committee's authorization for minor variances from the Zoning By-law as follows:

- a) To permit a reduced lot area of 215.3 square metres, whereas the By-law requires a minimum lot area of 420 square metres.
- b) To permit a reduced lot width of 11.08 metres, whereas the By-law requires a minimum lot width of 14 metres.
- c) To permit a reduced front yard setback of 3.84 metres, whereas the By-law requires a minimum front yard setback of 4.12 metres (average of abutting lots).
- d) To permit a reduced rear yard area of 14.7% of the lot area or 31.59 square metres, whereas the By-law requires a minimum rear yard area of 25% of the lot area or, in this case, 53.83 square metres.
- e) To permit a reduced rear yard soft landscaping area of 30 square metres, whereas the By-law requires a minimum rear yard soft landscaping area of 35 square metres.
- f) To permit a reduced rear yard setback of 16.4% of the lot depth or 3.59 metres, whereas the By-law requires a minimum required rear yard setback of 25% of the lot depth or 5.47 metres.
- g) To permit a reduced westerly interior side yard setback of 0.25 metres, whereas the By-law requires a minimum interior side yard setback of 1.5 metres.
- h) To permit a reduced easterly interior side yard setback of 1.23 metres, whereas the By-law requires a minimum interior side yard setback of 1.5 metres.
- i) To permit a gutter to project 1.25 metres into a required yard and 0.25 metres from the lot line, whereas the By-law permits a maximum projection for a gutter of 1 metre into a required yard and no closer than 0.3 metres from a lot line.
- j) To permit the balcony, above the first floor, on a lot with a depth of less than 23.5 metres, to project 3.6 metres into the required yard, whereas the By-Law permits a balcony above the first floor, on a lot with a depth less than 23.5 metres, to project a maximum of 0 metres above the first floor.
- k) To permit stairs above the floor level of the first floor to project of 2.83 metres into the required rear yard, whereas the By-law permits an open stairway above the first floor to project a maximum of 1.5 metres into the required yard and no closer than 1 metre to a lot line.

THE APPLICATION indicates that the Property is not the subject of any other current applications 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: March 5, 2024



Ce document est également offert en français.

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