

## Notice OF HEARING

Pursuant to the Ontario *Planning Act*

### Consent and Minor Variances Applications

#### Panel 3

Tuesday, April 30, 2024  
9 a.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.:** D08-01-24/B-00048, D08-01-24/B-00049 &  
D08-01-24/B-00050  
D08-02-24/A-00068, D08-02-24/A-00069 &  
D08-02-24/A-00070

**Application(s):** Consent under section 53 of the *Planning Act*  
Minor Variance under section 45 of the *Planning Act*

**Owners/Applicants:** Stephen and Brenda Hawkins

**Property Address:** 7 and 11 Bradley Street

**Ward:** 6 - Stittville

**Legal Description:** Lots 39 and 40, Registered Plan 715, Geographic Township of Goulbourn

**Zoning:** R1D

**Zoning By-law:** 2008-250

## APPLICANTS' PROPOSAL / PURPOSE OF THE APPLICATIONS:

The Owners of two full lots on a plan of subdivision want to subdivide their property into four separate parcels of land for future residential development. The two existing dwellings will remain.

## CONSENT IS REQUIRED FOR THE FOLLOWING:

The Owners require the Committee's consent to sever. The property is shown as Parts 1 through 5 on a Draft 4R-Plan filed with the applications.

*Table 1 Proposed Parcels*

File No.	Frontage	Depth	Area	Part No.	Municipal Address
B-00048	17.69 metres	45.60 metres	807.1 sq. metres	1	7 Bradley Street (existing dwelling)
B-00049	13.98 metres	45.59 metres	637.4 sq. metres	2	9A Bradley Street (future dwelling)
B-00050	13.98 metres	45.58 metres	637.5 sq. metres	3 & 4	9B Bradley Street (future dwelling)
Retained land	22.62 metres	45.57 metres	1031.3 sq. metres	5	11 Bradley Street (existing dwelling)

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 No. D08-02-24/A-00068 & D08-02-00069 & D08-02-24/A-00070) have been filed and will be heard concurrently with these applications.

## REQUESTED VARIANCES:

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

### **A-00068: 7 Bradley, Part 1 on 4R-, Plan existing dwelling:**

- a) To permit a reduced lot width of 17.69 metres, whereas the By-law requires a minimum lot width of 20 metres.

**A-00069: 9A Bradley, Part 2 on 4R-Plan, future dwelling:**

- b) To permit a reduced lot width of 13.98 metres, whereas the By-law requires a minimum lot width of 20 metres.

**A-00070: 9B Bradley, Part 3 & 4 on 4R-Plan, future dwelling:**

- c) To permit a reduced lot width of 13.98 metres, whereas the By-law requires a minimum lot width of 20 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](mailto: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](mailto: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: April 12, 2024



*Ce document est également offert en français.*

**Committee of Adjustment**  
City of Ottawa  
101 Centrepointe Drive  
Ottawa ON K2G 5K7  
[Ottawa.ca/CommitteeofAdjustment](https://ottawa.ca/CommitteeofAdjustment)  
[cofa@ottawa.ca](mailto:cofa@ottawa.ca)  
613-580-2436



**Comité de dérogation**  
Ville d'Ottawa  
101, promenade Centrepointe  
Ottawa ON K2G 5K7  
[Ottawa.ca/Comitedederogation](https://ottawa.ca/Comitedederogation)  
[cded@ottawa.ca](mailto:cded@ottawa.ca)  
613-580-2436