

## NOTICE OF HEARING

Pursuant to the Ontario *Planning Act*

### Consent and Minor Variance Applications

Panel 1

Wednesday, May 1, 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.*

<b>File Nos.:</b>	D08-01-24/B-00034 to D08-01-24/B-00041 D08-02-24/A-00052 to D08-02-24/A-00058
<b>Applications:</b>	Consent under section 53 of the <i>Planning Act</i> Minor Variance under section 45 of the <i>Planning Act</i>
<b>Owners/Applicants:</b>	Rullingnet Corporation
<b>Property Address:</b>	149 King George Street
<b>Ward:</b>	13 – Rideau-Rockcliffe
<b>Legal Description:</b>	Part of Lot 220, Lots 221 to 226, and Part of Lot 8, Junction Gore (Geographic Township of Gloucester) Registered Plan 342
<b>Zoning:</b>	R3M [1461] S218
<b>Zoning By-law:</b>	2008-250

### APPLICANTS PROPOSAL / PURPOSE OF THE APPLICATION:

The Owner wants to subdivide their property into 9 separate parcels of land to create eight new lots for the construction of eight three storey town homes. The existing school will remain.

**CONSENT IS REQUIRED FOR THE FOLLOWING:**

The Owner requires the Committee's consent to sever land and to grant Easements/Rights-of-Way. The property is shown as Parts 1-19 on a Draft 4R-Plan filed with the applications and the separate parcels will be as follows:

*Table 1 Proposed Parcels*

<b>File No.</b>	<b>Frontage</b>	<b>Depth</b>	<b>Area</b>	<b>Part Nos.</b>	<b>Municipal Address</b>
B-00034	7.74 m	22.60 m	175.9 sq. m	2, 3, 4	14 Quill Street
B-00035	6.07 m	22.62 m	137.3 sq. m	5, 6	16 Quill Street
B-00036	6.07 m	22.65 m	137.4 sq. m	7, 8	18 Quill Street
B-00037	6.07 m	22.68 m	137.6 sq. m	9, 10	20 Quill Street
B-00038	6.07 m	22.71 m	137.8 sq. m	11, 12	22 Quill Street
B-00039	6.07 m	22.73 m	137.9 sq. m	13, 14	24 Quill Street
B-00040	6.07 m	22.76 m	138.1 sq. m	15, 16	26 Quill Street
B-00041	13.76 m	22.82 m	313.8 sq. m	17, 18, 19	28 Quill Street

The retained land is shown as Part 1 on said plan and will have a frontage of 31.94 metres, a depth of 58.09 metres and an area of 1853 square metres. This lot contains the existing school and is known municipally as 149 King George Street.

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

- Over Part 3 in favour of Parts 5 to 10 for access.
- Over Part 5 in favour of Parts 7 to 10 for access.
- Over Part 7 In favour of Parts 9 and 10 for access.
- Over Part 13 in favour of Parts 11 and 12 for access.
- Over Part 15 in favour of Parts 11 to 14 for access.
- Over Part 17 in favour of Parts 11 to 16 for access.

The application indicates the property is subject to existing easements as set out in instrument OC186318.

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. D08-02-24/A-00052 to D08-02-24/A-00058) have been filed and will be heard concurrently with this these applications.

**REQUESTED VARIANCES:**

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

**A-00052: 14 Quill Street, Parts 2, 3, & 4 on 4R-Draft Plan:**

- a) To permit a reduced lot area of 175.9 square metres, whereas the By-law requires a minimum lot area of 180 square metres.
- b) To permit a reduced corner side yard setback of 1.55 metres, whereas the By-law requires a minimum corner side yard setback of 4.5 metres.

**A-00053: 16 Quill Street, Parts 5 & 6 on 4R-Draft Plan:**

- a) To permit a reduced lot area of 137.3 square metres, whereas the By-law requires a minimum lot area of 180 square metres.

**A-00054: 18 Quill Street, Parts 7 & 8 on 4R-Draft Plan:**

- a) To permit a reduced lot area of 137.4 square metres, whereas the By-law requires a minimum lot area of 180 square metres.

**A-00055: 20 Quill Street, Parts 9 & 10 on 4R-Draft Plan:**

- a) To permit a reduced lot area of 137.6 square metres, whereas the By-law requires a minimum lot area of 180 square metres.

**A-00056: 22 Quill Street, Parts 11 & 12 on 4R-Draft Plan:**

- a) To permit a reduced lot area of 137.8 square metres, whereas the By-law requires a minimum lot area of 180 square metres.

**A-00057: 24 Quill Street, Parts 13 & 14 on 4R-Draft Plan:**

- a) To permit a reduced lot area of 137.9 square metres, whereas the By-law requires a minimum lot area of 180 square metres.

**A-00058: 26 Quill Street, Parts 15 & 16 on 4R-Draft Plan:**

- b) To permit a reduced lot area of 138.1 square metres, whereas the By-law requires a minimum lot area of 180 square metres.

**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](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**

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