

## NOTICE OF HEARING

Pursuant to the Ontario *Planning Act*

### Consent and Minor Variance Applications

#### Panel 1

Wednesday, May 15, 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 Nos.:** D08-01-24/B-00062 to D08-01-24/B-00064  
D08-02-24/A-00083 to D08-02-24/A-00085

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

**Owner(s)/Applicant(s):** 1942037 Ontario Inc.

**Property Address:** 282 Loretta Avenue

**Ward:** 15 - Kitchissippi

**Legal Description:** Lot 11 (West Loretta Avenue), Registered Plan 146

**Zoning:** R2R

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

#### APPLICANT(S)'S PROPOSAL / PURPOSE OF THE APPLICATIONS:

The Owner wants to subdivide their property into three separate parcels of land for the construction of three detached dwellings. The existing dwelling will be demolished.

**CONSENT IS REQUIRED FOR THE FOLLOWING:**

The Owner requires the Committee's consent to sever land, grants of easements/rights of way and a joint use maintenance agreement. The property is shown as Parts 1 to 6 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 No.</b>	<b>Municipal Address</b>
B-00062	6.10 m	42.68m	259.9 sq. m	1	280 Loretta Avenue
B-00063	6.10 m	42.68 m	260.5 sq. m	2, 3 & 4	282 Loretta Avenue
B-00064	6.09 m	42.68 m	260.8 sq m	5 & 6	284 Loretta Avenue

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

- Easement over Part 2 in favour of Part 1 for access and maintenance.
- Easement over Part 4 in favour of Parts 5 and 6 for access and maintenance.
- Easement over Part 5 in favour of Parts 2, 3 & 4 for access and maintenance.

Approval of these applications will have the effect of creating separate parcels of land which along with the proposed development will not be in conformity with the requirements of the Zoning By-law and therefore, minor variance applications (File Nos.D08-02-24/A-00083 to –D08-02-24/A-0085) 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-00083: 280 Loretta Avenue, Part 1 on 4R-Draft:**

- a) To permit a reduced lot width of 6.10 metres, whereas the By-law requires minimum lot width of 9.0 metres.
- b) To permit a reduced lot area of 259.9 square metres, whereas the By-law requires a minimum lot area of 270 square metres.

- c) To permit a maximum height of 10.2 metres, whereas the By-law requires a maximum height of 8.5 metres.
- d) To permit a front-facing attached garage, whereas the By-law does not permit a front-facing attached garage based on the conclusions of a Streetscape Character Analysis.
- e) To permit the garage door to be 8.9 metres closer to the front lot line than the principal entrance, whereas the By-law requires the garage door to be 0.6 metres further from the front lot line than the principal entrance.
- f) To permit a 2.6 metre single driveway, whereas the By-law does not permit a driveway from the street based on the conclusions of a Streetscape Character Analysis.

**A-00084: 282 Loretta Avenue, Parts 2, 3 & 4 on 4R-Draft:**

- g) To permit a reduced lot width of 6.10 metres, whereas the By-law requires a minimum lot width of 9.0 metres.
- h) To permit a reduced lot area of 260.5 square metres, whereas the By-law requires a minimum lot area of 270 square metres.
- i) To permit a maximum height of 10.2 metres, whereas the By-law requires a maximum height of 8.5 metres.
- j) To permit a front-facing attached garage, whereas the By-law does not permit a front-facing attached garage based on the conclusions of a Streetscape Character Analysis.
- k) To permit the garage door be 8.9 metres closer to the front lot line than the principal entrance, whereas the By-law requires the garage door to be 0.6 metres further from the lot line than the principal entrance.
- l) To permit a 2.6 metre single driveway, whereas the By-law does not permit a driveway from the street based on the conclusions of a Streetscape Character Analysis.

**A-00085: 284 Loretta Avenue, Parts 5 & 6 on 4R-Draft:**

- m) To permit a reduced lot width of 6.09 metres, whereas the By-law requires a minimum lot width of 9.0 metres.
- n) To permit a reduced lot area of 260.8 square metres, whereas the By-law requires a minimum lot area of 270 square metres.
- o) To permit a maximum height of 10.2 metres, whereas the By-law requires a maximum height of 8.5 metres.
- p) To permit a front-facing attached garage, whereas the By-law does not permit a front-facing attached garage based on the conclusions of a Streetscape Character Analysis.

- q) To permit the garage door to be 8.9 metres closer to the front lot line than the principal entrance, whereas the By-law requires the garage door to be 0.6 metres further from the front lot line than the principal entrance.
- r) To permit a 2.6 metre single driveway, whereas the By-law does not permit a driveway from the street based on the conclusions of a Streetscape Character Analysis.

**THE APPLICATIONS** indicate the property is not subject to 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](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 26, 2024



*Ce document est également offert en français.*

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