

**DECISION
PERMISSION**

Date of Decision:	May 24, 2024
Panel:	1 - Urban
File No.:	D08-02-23/A-00315
Application:	Permission under section 45 of the <i>Planning Act</i>
Owner/Applicant:	National Association of Friendship Centres
Property Address:	275 MacLaren Street
Ward:	14 – Somerset
Legal Description:	All of Lot 46 and Half of Lot 47, Registered Plan 15558
Zoning:	R4UD [479]
Zoning By-law:	2008-250
Heard:	May 15, 2024, in person and by videoconference

APPLICANT’S PROPOSAL AND PURPOSE OF THE APPLICATION

- [1] The Owner/Applicant wants to construct a one-storey addition at the rear of the existing building, as shown on plans filed with the Committee. The existing verandah will be removed.
- [2] At the scheduled hearing on February 21, 2024, the Committee adjourned the application to allow the Applicant time to obtain a heritage permit beforehand.

REQUESTED PERMISSION

- [3] The Applicant requires the Permission of the Committee to expand a legal non-conforming “Business and Personal Services” use within the R4UD zone, to permit the construction of a one-storey addition that will accommodate a boardroom.
- [4] The application indicates that the property is not the subject of any other current application under the *Planning Act*.

PUBLIC HEARING**Oral Submissions Summary**

- [5] Rhonda Taylor and Emily Webster-Mason, Agents for the Applicant, and City Planner Margot Linker were present.

- [6] There were no objections to granting this unopposed application as part of the Panel's fast-track consent agenda.

DECISION AND REASONS OF THE COMMITTEE: APPLICATION GRANTED

Application Must Satisfy Two-Part Test

- [7] The Committee has the power to permit an enlargement or extension of a legal non-conforming use under subsection 45(2) of the *Planning Act* based upon both the desirability for development of the property in question and the impact on the surrounding area.

Evidence

- [8] Evidence considered by the Committee included any oral submissions made at the hearing, as highlighted above, and the following written submissions held on file with the Secretary-Treasurer and available from the Committee Coordinator upon request:

- Application and supporting documents, including cover letter, heritage permit, permit letter, plans, a photo of the posted sign, and a sign posting declaration.
- City Planning Report received May 9, 2024, with no concerns; received February 16, 2024, requesting an adjournment.
- Rideau Valley Conservation Authority email received May 10, 2024, with no objections; received February 14, 2024, with no objections.
- Ontario Ministry of Transportation email received May 3, 2024, with no comments; received February 14, 2024, with no comments.
- Hydro Ottawa email received February 14, 2024, with no comments.

Effect of Submissions on Decision

- [9] The Committee considered all written and oral submissions relating to the application in making its decision and granted the application.
- [10] Based on the evidence, the Committee is satisfied that the requested permission meets the two-fold test relating to desirability and impact.
- [11] The Committee notes that the City's Planning Report raises "no concerns" regarding the application, highlighting that "with the sufficient setbacks and single-storey height, staff do not anticipate adverse impacts to the public realm or abutting properties." The report also highlights that "the surrounding abutting properties have parking lots in their rear yards which won't be negatively impacted by the proposed addition."

- [12] The Committee also notes that no evidence was presented that the proposal would create any unacceptable impact on abutting properties or the neighbourhood in general.
- [13] Considering the circumstances, the Committee finds that, because the proposal fits well in the area, the requested permission is, from a planning and public interest point of view, desirable for the appropriate development or use of the land, building or structure on the property, and relative to the neighbouring lands.
- [14] The Committee also finds that the proposal will not create any unacceptable adverse impact on abutting properties or the neighbourhood in general.
- [15] THE COMMITTEE OF ADJUSTMENT therefore permits the requested enlargement or extension of the building, **subject to** the proposed construction being in accordance with the plans filed, Committee of Adjustment date stamped **December 20, 2023**, as they relate to the requested permission.

"Simon Coakeley"
SIMON COAKELEY
ACTING PANEL CHAIR

"John Blatherwick"
JOHN BLATHERWICK
MEMBER

Absent
ANN M. TREMBLAY
CHAIR

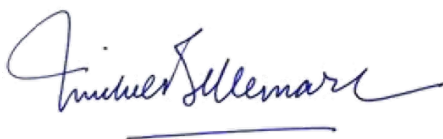
"Arto Keklikian"
ARTO KEKLIKIAN
MEMBER

Absent
SHARON LÉCUYER
MEMBER

"William Hunter"
WILLIAM HUNTER
VICE-CHAIR

"Jay Baltz"
JAY BALTZ
MEMBER

I certify this is a true copy of the Decision of the Committee of Adjustment of the City of Ottawa, dated **May 24, 2024**.



Michel Bellemare
Secretary-Treasurer

NOTICE OF RIGHT TO APPEAL

To appeal this decision to the Ontario Land Tribunal (OLT), a completed appeal form along with payment must be received by the Secretary-Treasurer of the Committee of Adjustment by **June 13, 2024**, delivered by email at cofa@ottawa.ca and/or by mail or courier to the following address:

Secretary-Treasurer, Committee of Adjustment,
101 Centrepointe Drive, 4th floor, Ottawa, Ontario, K2G 5K7

The Appeal Form is available on the OLT website at <https://olt.gov.on.ca/>. The Ontario Land Tribunal has established a filing fee of \$400.00 per type of application with an additional filing fee of \$25.00 for each secondary application. Payment can be made by certified cheque or money order made payable to the Ontario Minister of Finance, or by credit card. Please indicate on the Appeal Form if you wish to pay by credit card. If you have any questions about the appeal process, please contact the Committee of Adjustment office by calling 613-580-2436 or by email at cofa@ottawa.ca.

Only the applicant, the Minister or a specified person or public body that has an interest in the matter may appeal the decision to the Ontario Land Tribunal. A “specified person” does not include an individual or a community association.

There are no provisions for the Committee of Adjustment or the Ontario Land Tribunal to extend the statutory deadline to file an appeal. If the deadline is not met, the OLT does not have the authority to hold a hearing to consider your appeal.

Ce document est également offert en français.

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