

NOTICE OF HEARING

Pursuant to the Ontario *Planning Act*

Consent and Minor Variance Applications

Panel 2
Tuesday, June 4, 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-00083 to D08-01-24/B-00086
D08-02-24/A-00106 to D08-02-23/A-00109

Applications: Consent under section 53 of the *Planning Act*
Minor Variance under section 45 of the *Planning Act*

Owners/Applicants: 1384662 Ontario Inc.

Property Address: 786 McKellar Avenue

Ward: 7 - Bay

Legal Description: Lot 13, Registered Plan M-98

Zoning: R3A

Zoning By-law: 2008-250

APPLICANTS PROPOSAL / PURPOSE OF THE APPLICATIONS:

The Owner wants to subdivide their property into four separate parcels of land to construct four townhouse dwellings each with an additional dwelling unit. The existing three-unit dwelling will be demolished.

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 1-8 on a Draft 4R-Plan filed with the applications and the separate parcels will be as follows:

Table 1 Proposed Parcels

File No.	Frontage	Depth	Area	Part No.	Municipal Address
B-00083	11 m	22.07 m	228.5 sq. m	1 & 5	780 McKellar Avenue
B-00084	6.13 m	19.59 m	118.2 sq. m	2 & 6	782 McKellar Avenue
B-00085	6.13 m	18.51 m	111.7 sq. m	3 & 7	784 McKellar Avenue
B-00086	6.43 m	17.41 m	130.6 sq. m	4 & 8	786 McKellar Avenue

It is proposed to establish the following easements:

- Over Part 5 in favor of Parts 2, 3, 4, 6, 7 & 8 for access.
- Over Part 6 in favor of Parts 3, 4, 7, & 8 for access.
- Over Part 7 in favor of Parts 4 & 8 for access.

Approval of these applications will have the effect of creating separate parcels of land, which along with the proposed will not be in conformity with the requirements of the Zoning By-law and therefore, minor variance applications (D08-02-24/A-00106 to D08-02-24/A-00109) 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-00106: 780 McKellar Avenue, Parts 1 & 5 on 4R-Draft Plan:

- a) To permit a reduced front yard setback of 2.5 metres, whereas the By-law requires a minimum front yard setback of 4.7 metres.
- b) To permit a front balcony projection of 1.3 metres, whereas the By-law does not permit a front balcony projection.

A-00107: 782 McKellar Avenue, Parts 2 & 6 on 4R-Draft Plan:

- c) To permit a reduced lot area of 118.2 square metres, whereas the By-law requires a minimum lot area of 180 square metres.
- d) To permit a reduced front yard setback of 2.5 metres, whereas the By-law requires a minimum front yard setback of 4.7 metres.
- e) To permit a front balcony projection of 1.3 metres, whereas the By-law does not permit a front balcony projection.

A-00108: 784 McKellar Avenue, Parts 3 & 7 on 4R-Draft Plan:

- f) To permit a reduced lot area of 111.7 square metres, whereas the By-law requires a minimum lot area of 180 square metres.
- g) To permit a reduced front yard setback of 2.5 metres, whereas the By-law requires a minimum front yard setback of 4.7 metres.
- h) To permit a front balcony projection of 1.3 metres, whereas the By-law does not permit a front balcony projection.

A-00109: 786 McKellar Avenue, Parts 4 & 8 on 4R-Draft Plan:

- i) To permit a reduced lot area of 130.6 square metres, whereas the By-law requires a minimum lot area of 180 square metres.
- j) To permit a reduced front yard setback of 2.5 metres, whereas the By-law requires a minimum front yard setback of 4.7 metres.
- k) To permit a front balcony projection of 1.3 metres, whereas the By-law does not permit a front balcony projection.

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: May 17, 2024



Ce document est également offert en français.

Committee of Adjustment
City of Ottawa
101 Centrepointe Drive
Ottawa ON K2G 5K7
Ottawa.ca/CommitteeofAdjustment
cofa@ottawa.ca
613-580-2436



Comité de dérogation
Ville d'Ottawa
101, promenade Centrepointe
Ottawa ON K2G 5K7
Ottawa.ca/Comitedederogation
cded@ottawa.ca
613-580-2436