

## NOTICE OF HEARING

Pursuant to the Ontario *Planning Act*

### Consent and Minor Variance Applications

Panel 2  
Tuesday, April 16, 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.:** D08-01-23/B-00244 and D08-02-23/A-00232  
**Applications:** Consent under section 53 of the *Planning Act*  
Minor Variance under section 45 of the *Planning Act*  
**Owner/Applicant:** Helmand Home Inc.  
**Property Address:** 820 High Street  
**Ward:** 7 - Bay  
**Legal Description:** Lot 19, Registered Plan 199  
**Zoning:** R4N  
**Zoning By-law:** 2008-250

#### APPLICANT'S PROPOSAL / PURPOSE OF THE APPLICATION:

The Owner wants to convey a portion of its property to the abutting property owner to the north, known municipally as 814 High Street and to construct an eight-unit, stacked dwelling. The existing dwelling will be demolished.

At its Hearing on November 14, 2023, the Committee adjourned its application *sine die* to allow the applicant time to address concerns raised by City Planning officials. The Owner has now revised the application and want to proceed with the application.

#### CONSENT IS REQUIRED FOR THE FOLLOWING:

The Owner requires the Committee's consent for a lot line adjustment and grant of easements/right-of-way. The property is shown as Parts 2, 3, 4 & 5 on the Draft 4R-Plan

filed with the applications.

The severed land, shown as Parts 2 and 3 on a Draft 4R-Plan filed with the applications, contains a frontage of 3.02 metres, a depth of 38.22 metres and a lot area of 114.9 square metres. This vacant land will merge with the property to the north, known municipally as 814 High Street.

The retained land, shown as Parts 4 & 5 on said plan, contains a frontage of 17.08 metres, a depth of 38.57 metres and a lot area of 649.4 square metres. This land will be known municipally as 820 High Street.

It is proposed to establish easements/right of way over Part 4 in favour of Parts 1 to 3 for vehicular and pedestrian access.

### **REQUESTED VARIANCES:**

The Owner/Applicant requires the Committee's authorization for minor variances from the Zoning By-law as follows:

- a) To permit a reduced lot width of 17.1 metres, whereas the By-law requires a minimum lot width of 18 metres.
- b) To permit a reduced front yard setback of 3.0 metres, whereas the By-law requires a minimum front yard setback of 4.7 metres.
- c) To permit a reduced rear yard setback of 28.25% of the lot depth or 10.7 metres, whereas the By-law requires a minimum rear yard setback of 30% of the lot depth, or 11.4 metres.
- d) To permit a reduced rear yard landscape area of 27.4% (50.2 square metres) of the rear yard, whereas the By-law requires a rear yard landscape area of 30% (183.3 square metres) of the rear yard.
- e) To permit 8 resident parking spaces, whereas the By-law requires 10 parking spaces.
- f) To permit 1 visitor parking space, whereas the By-law requires a minimum of 2 visitor parking spaces.

**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 2, 2024



*Ce document est également offert en français.*

D08-01-23/B-00244 and D08-02-23/A-00232

**Committee of Adjustment**

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