

NOTICE OF HEARING

Pursuant to the Ontario *Planning Act*

Minor Variance Application

Panel 1

Wednesday, July 3, 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 No.: D08-02-24/A-00144
Application: Minor Variance under section 45 of the *Planning Act*
Owner/Applicant: Ryan Rourke
Property Address: 253 MacKay Street
Ward: 13 – Rideau-Rockcliffe
Legal Description: Part of Lot 23 in Block 17, Registered Plan 42
Zoning: R4UD [900]
Zoning By-law: 2008-250

APPLICANT'S PROPOSAL / PURPOSE OF THE APPLICATION:

The Owner wants to construct additions to the existing long semi-detached dwelling, including an expanded first storey and a partial third storey and rooftop terrace, as shown on plans filed with the Committee.

REQUESTED VARIANCES:

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

- a) To permit the height of the walls and the height of the roof of an addition to exceed those of the existing building, whereas the By-law permits an addition to a building in an area to which a Heritage Overlay applies only if the height of the walls and the height and slope of the roof of the addition do not exceed those of the building.
- b) To permit a side yard setback for an addition to be 0.0 metres greater than that of the wall of the building located closest to the side lot line, whereas the By-law permits an addition to a building in area to which a Heritage Overlay applies only if the side yard setback is at least 60 cm greater than that of the wall of the building located closest to the side lot line.
- c) To permit a rooftop addition to be located outside of the rear yard or interior yard abutting the rear yard and setback 0.9 metres from the rear lot line, and a ground-level addition in the interior yard abutting the rear yard to be setback 0.0 metres from the rear lot line, whereas the By-law permits an addition to a building in an area to which a Heritage Overlay applies only if it is located entirely within the rear yard or in the interior yard abutting the rear yard and complies with the rear yard setback of the underlying zone, except where the building has a non-complying rear yard setback the addition may be built to that rear yard setback, but in no case may be less than 3.0 metres.

The application indicates that a Heritage Permit has been issued under the *Ontario Heritage Act* for the proposed construction. The application also indicates 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 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: June 14, 2024



Ce document est également offert en français.

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