

NOTICE OF HEARING

Pursuant to the Ontario *Planning Act*

Consent and Minor Variances Applications

Panel 2
Tuesday, October 17, 2023
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-00188 & D08-01-23/B-00189
D08-02-23/A-00181 & D08-02-23/A-00235

Application(s): Consents under section 53 of the *Planning Act*
Minor Variances under section 45 of the *Planning Act*

Owner(s)/Applicant(s): Christopher Simmonds

Property Address: (1459), 1469 Portal Street

Ward: 18 – Alta Vista

Legal Description: Lots 45 & 46, Registerd Plan 452

Zoning: R1GG

Zoning By-law: 2008-250

APPLICANTS PROPOSAL / PURPOSE OF THE APPLICATIONS:

The Owner wants to sever their property into two parcels of land for the construction of a two-storey detached dwelling on one new parcel. The existing dwelling will remain on the other parcel.

On September 5, 2023, the Committee adjourned the applications to give the Owner time to revise the proposal and the requested variances. The Owner has since revised their plans and now wants to proceed with the applications.

CONSENT IS REQUIRED FOR THE FOLLOWING:

The Owner requires the Committee's consent to sever the property. The property is shown as Parts 1 and 2 on the revised 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-00188	22.38 m	29.25 m	749.6 sq. m	1	1469 Portal Street (Existing dwelling)
B-00189	15.77 m	29.25 m	534.7 sq. m	2	1465 Portal Street (Proposed dwelling)

Approval of these applications will have the effect of creating two separate parcels of land. One of the proposed parcels and the existing and proposed dwellings will not be in conformity with the requirements of the Zoning By-law and therefore, Minor Variance Applications (File No. D08-02-23/A-00181 and D08-02-23/A-00235) have been filed and will be heard concurrently with these applications.

REQUESTED VARIANCES:

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

A-00189 1465 Portal Street, Part 2 on 4R Draft Plan

- a) To permit a reduced lot width of 15.6 metres, whereas the By-law requires a minimum lot width of 18 metres.
- b) To permit a reduced lot area of 534.7 square metres, whereas the By-law requires a minimum lot area of 665 square metres.
- c) To permit a reduced front yard setback of 5.4 metres, whereas the By-law requires a minimum front yard setback of 6 metres.
- d) To permit an increased projection for a canopy (over the front entrance) of 3 metres, whereas the By-law permits a canopy to project a maximum of 1.8 metres.

A-00235: 1469 Portal Street, Part 1 on 4R Draft Plan

- e) To permit a reduced interior yard setback of 1.2 metres, whereas the By-law requires a minimum interior yard setback of 1.8 metres.

The application 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: October 3, 2023



Ce document est également offert en français.

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