

NOTICE OF HEARING

Pursuant to the Ontario *Planning Act*

Consent and Minor Variance Applications

Panel 1

Wednesday, April 17, 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-00045 & D08-02-24/A-00062
Applications: Consent under section 53 of the *Planning Act*
Minor Variance under section 45 of the *Planning Act*
Owner/Applicant: VIKA Land Development
Property Address: 255 MacKay Street
Ward: 13 – Rideau-Rockcliffe
Legal Description: Part of Lots 23 & 24, Registered Plan 42
Zoning: R4UD [2502]
Zoning By-law: 2008-250

APPLICANT'S PROPOSAL / PURPOSE OF THE APPLICATIONS

The Owner wants to subdivide their property into two separate parcels of land to create one new lot for future residential development. The existing dwelling will remain on the other lot.

CONSENT IS REQUIRED FOR THE FOLLOWING:

The Owner requires the Committee's consent to sever the land.

The land to be severed is shown as Parts 2 and 3 on the Draft Reference Plan filed with the applications, will have a frontage of 13.91 metres on Avon Lane, to a depth of 18.63 metres, and will contain a lot area of 257 square metres. This parcel will be known municipally as 186 Avon Lane.

The land to be retained is shown as Parts 1 and 4 on the Draft Reference Plan, will have a frontage of 21.52 metres on MacKay Street, to an irregular depth of 28.62 metres, and will contain a lot area of 603.5 square metres. This parcel will contain the existing dwelling known municipally as 255 MacKay Street.

Approval of this application will have the effect of creating two separate parcels of land. The existing dwelling on the retained land will not be in conformity with the requirements of the Zoning By-law and therefore, a minor variance application (File No D08-02-24/A-00062) has been filed and will be heard concurrently with this application.

The application indicates that the property is subject to an existing easement/right-of-way over Parts 3 and 4.

REQUESTED VARIANCES:

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

A-00062: 255 MacKay, Parts 1 and 4 on Draft Reference Plan:

- a) To permit a reduced minimum rear yard setback of 2.84 metres, whereas the By-law requires a minimum rear yard setback of 8.59 metres.
- b) To permit a reduced minimum rear yard area of 49.5 square metres, whereas the By-law requires a minimum rear yard area of 150.75 square metres.

The applications indicate 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: April 2, 2024



Ce document est également offert en français.

Committee of Adjustment

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