

## NOTICE OF HEARING

Pursuant to the Ontario *Planning Act*

### Minor Variance Application

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 No.:** D08-02-24/A-00065  
**Application:** Minor Variance under section 45 of the *Planning Act*  
**Owners/Applicants:** Matthieu Jutras and Edith L'Esperance  
**Property Address:** 53 Sweetland Avenue  
**Ward:** 12 – Rideau-Vanier  
**Legal Description:** Lot 9, Registered Plan 14349  
**Zoning:** R4UD  
**Zoning By-law:** 2008-250

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

The Owners want to construct a one-storey addition containing an additional dwelling unit to the rear of the existing duplex dwelling. The existing one-storey workshop in the rear yard is to be demolished.

### REQUESTED VARIANCES:

The Owners/Applicants require the Committee's authorization for minor variances from the Zoning By-law as follows:

- a) To permit a side yard setback for an addition that is 0.36 metres greater than that of the wall of the building located closest to the side lot line, whereas the By-law states that the side yard setback of an addition must be 0.6 metres greater than that of the wall of the building where a Heritage Overlay applies.
- b) To permit an eaves to project 0.15 metres into a side yard, whereas the By-law does not permit projections into the side yard where a Heritage Overlay applies.
- c) To permit a reduced rear yard setback of 1.6% of the lot depth or 0.6 metres, whereas the By-law requires a minimum rear yard setback equal to 30% of the lot depth, or 11.27 metres.
- d) To permit a reduced rear yard area of 1.63% of the lot area or 5 metres, whereas the By-law requires a minimum rear yard area of 25% of the lot area, or 76.59 metres.
- e) To permit a reduced (northerly interior side yard setback of 0.6 metres and a southerly interior side yard setback of 0.6 metres, whereas the By-law requires a minimum interior side yard setback of 1.2 metres on one side and 0.6 metres on the other side.
- f) To permit a deck (northerly side) above the first floor and within 1.5 metres of an exterior side wall to have a transparent guard facing the interior side lot line, whereas the By-law requires a deck above the first floor and within 1.5 metres of an exterior side wall to have a 1.5 metre high opaque screen facing the interior side lot line.
- g) To permit reduced setbacks for a rooftop terrace of 0.0 metres from the exterior side walls, whereas the By-law requires the rooftop terrace to be a minimum of 1.5 metres from any exterior wall of the building.

**THE APPLICATION** indicates that the property isn't subject to any other current Applications 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](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.*

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