

## 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 applications 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-00028 & D08-01-24/B-000029,  
D08-02-24/A-00036 & D08-02-24/A-00037

**Applications:** Consent under section 53 of the *Planning Act*  
Minor Variance under section 45 of the *Planning Act*

**Owner/Applicant:** 1000445214 Ontario Inc.

**Property Address:** 958 Woodroffe Avenue

**Ward:** 7 – Bay

**Legal Description:** Part of Lot 48, Registered Plan 293826, Geographic Township of Neepan

**Zoning:** R2G

**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 for the construction of two, long semi-detached dwellings. Each new dwelling unit will contain two additional dwelling units. The existing dwelling will be demolished.

**CONSENT IS REQUIRED FOR THE FOLLOWING:**

The Owner requires the Committee’s consent for Conveyances and Grants of Easements/Rights-of-Way.

The property is shown as Parts 1 to 6 on a Draft 4R-Plan filed with the applications and the separate parcels will be as follows:

*Table 1 Proposed Parcels*

<b>File No.</b>	<b>Frontage</b>	<b>Depth</b>	<b>Area</b>	<b>Part No.</b>	<b>Municipal Address</b>
B-00028	7.57 metres	46.75 metres	349 sq. metres	1, 2 and 3	958 Woodroffe Avenue
B-00029	7.37 metres	46.75 metres	349 sq. metres	4, 5 and 6	956 Woodroffe Avenue

It is also proposed to create an easement/right of way over Part 3 in favour of Parts 4, 5 and 6 (956 Woodroffe Avenue) for pedestrian and vehicular access.

It is also proposed to create an easement/right of way over Part 6 in favour of Parts 1,2 and 3 (958 Woodroffe Avenue) for pedestrian and vehicular access.

The Applications indicate that the property is subject to an existing easement as in CR294218.

Approval of these applications will have the effect of creating two separate parcels of land that will not be in conformity with the requirements of the Zoning By-law and therefore, minor variance applications (File Nos. D08-02-24/A-00036 & A-00037) have been filed and will be heard concurrently with these applications.

**REQUESTED VARIANCES:**

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

**A-00036: 958 Woodroffe Avenue, Parts 1, 2 and 3 on draft 4R- Plan, proposed long semi-detached dwelling:**

- a) To permit a reduced lot width of 7.57 metres, whereas the By-law requires a minimum lot width of 10 metres.
- b) To permit a reduced total interior side yard setback of 2.73 metres (1.23 metres and 1.5 metres), whereas the By-law requires a total interior side yard setback of 3 metres.

**A-00037: 956 Woodroffe Avenue, Parts 4, 5 & 6 on draft 4R- Plan, proposed long semi-detached dwelling:**

- c) To permit a reduced lot width of 7.37 metres, whereas the By-law requires a minimum lot width of 10 metres.
- d) To permit a reduced total interior side yard setback of 2.78 metres (1.28 metres and 1.5 metres), whereas the By-law requires a total interior side yard setback of 3 metres.

**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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