

NOTICE OF HEARING

Pursuant to the Ontario *Planning Act*

Consent and Minor Variances Applications

Panel 1

Wednesday, August 7, 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.: D08-01-23/B-00350 to D08-01-23/B-00353
D08-02-23/A-00323 to D08-02-23/A-00326

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

Owners/Applicants: Donald Wight & Michael Szczygiel

Property Address: 263 St. Laurent Boulevard

Ward: 13 – Rideau-Rockcliffe

Legal Description: Lot 105, Registered Plan 344

Zoning: R3B

Zoning By-law: 2008-250

APPLICANTS PROPOSAL / PURPOSE OF THE APPLICATIONS:

At the hearing on February 21, 2024, the Committee adjourned the applications *sine-die* to allow the applicants time to address a zoning deficiency and to continue discussions with Forestry Services. The applicants have provided revised documents and would like to proceed with the applications.

The Applicants want to subdivide the property into four separate parcels of land and construct four townhouse dwellings, one on each newly created parcel, as shown on the plans filed with the Committee. The existing dwelling and shed will be demolished.

CONSENT IS REQUIRED FOR THE FOLLOWING:

The Applicants require the Committee’s consent to sever and to grant the rights for easements/rights-of-ways. The property is shown as Parts 1 to 7 on a 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-00350	9.72 m	15.24 m	148 sq. m	7	315 Mart Circle Proposed townhouse dwelling
B-00351	7.52 m	15.24 m	114 sq. m	6	317 Mart Circle Proposed townhouse dwelling
B-00352	7.52 m	15.24 m	114 sq. m	4, 5	319 Mart Circle Proposed townhouse dwelling
B-00353	11.51 m	15.27 m	172 sq. m	1, 2, 3	321 Mart Circle Proposed townhouse dwelling

It is proposed to establish easements/rights-of-ways as follows:

- Easement over Part 5 in favour of Part 6 for access.
- Easement over Part 2 in favour of Parts 4, 5, and 6 for access.

Approval of these applications will have the effect of creating separate parcels of land. The parcels of land and the proposed development will not be in conformity with the requirements of the Zoning By-law and therefore, minor variance applications (D08-02-23/A-00323 to D08-02-23/A-00326) have been filed and will be heard concurrently with this these applications.

REQUESTED VARIANCES:

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

A-00323: 315 Mart Circle, Part 7 on 4R-Draft Plan:

- a) To permit a reduced lot area of 148 square metres, whereas the By-law requires a minimum lot area of 180 square metres.
- b) To permit an increased building height of 12 metres, whereas the By-law permits a maximum building height of 10 metres.

A-00324: 317 Mart Circle, Part 6 on 4R-Draft Plan:

- c) To permit a reduced lot area of 114 square metres, whereas the By-law requires a minimum lot area of 180 square metres.
- d) To permit an increased building height of 12 metres, whereas the By-law permits a maximum building height of 10 metres.

A-00325: 319 Mart Circle. Part 4 & 5 on 4R-Draft Plan:

- e) To permit a reduced lot area of 114 square metres, whereas the By-law requires a minimum lot area of 180 square metres.
- f) To permit an increased building height of 12 metres, whereas the By-law permits a maximum building height of 10 metres.

A-00326: 321 Mart Circle, Parts 1, 2 & 3 on 4R-Draft Plan:

- g) To permit a reduced lot area of 172 square metres, whereas the By-law requires a minimum lot area of 180 square metres.
- h) To permit an increased building height of 12 metres, whereas the By-law permits a maximum building height of 10 metres.

The subject property is not the subject of any other current application under the *Planning Act*.

FIND OUT MORE ABOUT THE APPLICATION(S)

For more information about this matter, contact the Committee of Adjustment at the address, email address, website or QR code below.

Visit **Ottawa.ca/CommitteeofAdjustment** and follow the link to **Next hearings** to view panel agendas and application documents, including **proposal cover letters, plans, tree information, hearing notices, circulation maps, and City planning reports**. Written decisions are also published once issued and translated. If you don't participate in the hearing, you won't receive any further notification 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, send a written request to the Committee.

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.

ALL SUBMITTED INFORMATION BECOMES PUBLIC

Be aware that, in accordance with the *Planning Act*, the *Municipal Act* and the *Municipal Freedom of Information and Privacy Act*, all information presented 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 and during the hearing, 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, and potentially posted online and become searchable on the Internet.

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 consent to sever land and minor variances from the zoning requirements.

DATED: July 19, 2024



Ce document est également offert en français.

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