

NOTICE OF HEARING

Pursuant to the Ontario *Planning Act*

Consent and Minor Variances Application

Panel 1

Wednesday, September 18, 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-00328 & D08-01-23/B-00329
D08-02-23/A-00301

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

Applicant: 1828487 Ontario Inc.

Property Address: 97 MacLaren Street

Ward: 14 – Somerset

Legal Description: Lot 63 (North Side MacLaren Street), Registered Plan No. 15558

Zoning: R4UC [478]

Zoning By-law: 2008-250

APPLICANT'S PROPOSAL / PURPOSE OF THE APPLICATIONS:

The Applicant wants to subdivide their property into two separate parcels of land to create one new lot for residential development. The existing low rise apartment building will remain, as shown on plans filed with the Committee.

At its hearing on February 7, 2024, the Committee adjourned the applications to allow

the applicant time to provide additional information on parking, driveways and soft landscaping on the retained land. The applicant has revised their application and now wants to proceed with the applications.

CONSENT IS REQUIRED FOR THE FOLLOWING:

The Applicant requires the Committee's consent to sever land and to grant the rights for easements/rights of way.

Table 1 Proposed Parcels

File No.	Frontage	Depth	Area	Part No(s).	Municipal Address
B-00328	8.72 metres	33.56 metres	292.9 sq. metres	1 & 2	101 MacLaren Avenue
B-00329	8.96 metres	33.56 metres	300.7 sq. metres	3 & 4	97 MacLaren Avenue (existing dwelling)

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

- Over Part 2, in favour of Parts 3 & 4 for pedestrian and vehicular access and servicing.
- Over Part 3, in favour of part 1 & 2 for pedestrian and vehicular access and servicing.

Approval of these applications will have the effect of creating two separate parcels of land, the parcel containing the existing dwelling will not be in conformity with the requirements of the Zoning By-law and therefore, minor variance application (D08-02-23/A-00301) has been filed and will be heard concurrently with these applications.

REQUESTED VARIANCES:

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

23/A-00301: 97 MacLaren Street, Part 3 & 4 on 4R-Draft Plan.

- To permit a reduced lot width of 8.96 metres, whereas the By-law requires a minimum lot width of 10 metres.
- To permit a reduced easterly side yard setback of 0.3 metres, whereas the By-law requires a minimum side yard setback of 1.5 metres. (existing setback)
- To permit 1 residential parking space, whereas the Bylaw requires no vehicle parking spaces on a lot less than 450 square metres in area.

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: August 30, 2024



Ce document est également offert en français.

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