

## NOTICE OF HEARING

Pursuant to the Ontario *Planning Act*

### Consent and Minor Variance Applications

Panel 2  
Tuesday, August 6, 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 00110 and  
D08-02-24/A-00159 & D08-02-24/A-00162

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

**Applicants:** Tristan Joshua Philippe & Huguette Denise Rochon

**Property Address:** 882 and 884 Smyth Road

**Ward:** 18 – Alta Vista

**Legal Description:** Lot 353A Registered Plan 643 and  
Lot 314 Registered Plan 627

**Zoning:** R2F

**Zoning By-law:** 2008-250

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

The Applicants want to subdivide their property into two separate parcels of land to establish separate ownership for each half of the existing semi-detached dwellings. It is proposed to construct a coach house on each newly created parcel.

## **CONSENT IS REQUIRED FOR THE FOLLOWING:**

The Applicant requires the Committee's consent to sever land. The property is shown as Parts 1 to 4 on a draft 4R-plan filed with the applications and the separate parcels will be as follows:

The land to be severed, shown as Parts 1 & 2 on a draft 4R-plan, will have a frontage of 11.73 meters, a depth of 30.48 metres, and contain a lot area of 356.3 square metres. This parcel contains one half of the existing semi-detached dwelling and is known municipally as 882 Smyth Road.

The land to be retained is shown as Parts 3 & 4 on a draft 4R-plan, will have a frontage of 11.34 metres, a depth of 30.48 metres, and contain a lot area of 346.9 square metres. This parcel contains one half of the existing semi-detached dwelling and is known municipally as 884 Smyth Road.

The application indicates that the property is subject to an easement OT14663.

Approval of these applications will have the effect of creating 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-00159 & D08-02-24/A-00162) have been filed and will be heard concurrently with these applications.

## **REQUESTED VARIANCES:**

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

### **A-00159: 884 Smyth Road, Part 1 & 2 on 4R-Plan:**

- a) To permit a coach house to be located 1.22 metres from interior side lot line, whereas the By-law requires a coach house to be located 1.0 metres from an interior lot line.

### **A-00162: 882 Smyth Road, Part 3 & 4 on 4R-Plan:**

- b) To permit a coach house to be located 1.22 meters from the interior side lot line, whereas the By-law requires a coach house to be located 1.0 metres from an interior lot line.

## **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/Committee of Adjustment](http://Ottawa.ca/Committee of Adjustment)** 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](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.

## **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.*

**Committee of Adjustment**

City of Ottawa

101 Centrepointe Drive

Ottawa ON K2G 5K7

[Ottawa.ca/CommitteeofAdjustment](http://Ottawa.ca/CommitteeofAdjustment)

[cofa@ottawa.ca](mailto:cofa@ottawa.ca)

613-580-2436



**Comité de dérogation**

Ville d'Ottawa

101, promenade Centrepointe

Ottawa ON K2G 5K7

[Ottawa.ca/Comitedederogation](http://Ottawa.ca/Comitedederogation)

[cded@ottawa.ca](mailto:cded@ottawa.ca)

613-580-2436