

NOTICE OF HEARING

Pursuant to the Ontario *Planning Act*

Minor Variance Application

Panel 2

Tuesday, October 15, 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.: D08-02-22/A-00125
Application: Minor Variance under section 45 of the *Planning Act*
Applicant: Daniel Ibrahim
Property Address: 290 Montfort Street
Ward: 12 – Rideau-Vanier
Legal Description: Part of Lot 76, Reg. Plan 246
Zoning: R4UA
Zoning By-law: 2008-250

APPLICANT'S PROPOSAL / PURPOSE OF THE APPLICATION:

The application indicates that the property currently contains a semi-detached dwelling and a detached dwelling. The Owner wants to demolish the detached dwelling and to construct a new dwelling unit on the west side of the semi-detached dwelling, resulting in a three-unit townhouse dwelling.

At its hearing on June 1, 2022, the Committee adjourned the application to allow the applicant time for consultation between the applicant and the neighbours.

At the hearing on June 6, 2023, the Committee adjourned the application to allow the Applicant to amend their application and apply for additional minor variances. The applicant now wishes to proceed with the application.

REQUESTED VARIANCES:

The Applicant requires the authority of the Committee for Minor Variances from the Zoning By-law as follows:

- a) To permit a reduced front yard setback of 1.64 metres, whereas the By-law requires a front yard setback to be the average of the setbacks of the abutting lots, or 3.30 metres in this case.
- b) To permit a reduced stair projection of 0 metres from the front lot line, whereas the By-law requires a minimum setback of 0.6 metres for a stair projection from a lot line.
- c) To permit a reduced front porch setback to be 0.03 metres from the front lot line, whereas the By-law requires a front porch setback to be no closer than 1 metre from the property line.
- d) To permit a reduced front porch setback of 0.15 metres from the side lot line , whereas the Zoning By-law requires a minimum set back of 1 meter from a lot line.
- e) To permit a reduced rear yard area of 17.2% of the lot area or 48.21 square metres, whereas the By-law requires a minimum rear yard lot area of 25% of the lot area or 69.78 square metres
- f) To permit a reduced interior side yard setback (east) of 0 metres, whereas the By-law requires a minimum interior side yard setback of 1.2 metres
- g) To permit a reduced interior side yard setback (west) of 0.29 metres, whereas the Zoning By-law requires a minimum interior side yard setback of 1.2 metres

290 Montfort

- h) To permit a reduced lot area of 96.35 square metres whereas the By-law requires a minimum lot area of 135 square metres.

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- i) To permit a reduced lot area of 84.10 square metres whereas the By-law requires a minimum lot area of 135 square metres.

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- j) To permit a reduced lot area of 98.75 square metres whereas the By-law requires a minimum lot area of 135 square metres.

The 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: September 27, 2024



Ce document est également offert en français.

Committee of Adjustment
City of Ottawa
101 Centrepointe Drive
Ottawa ON K2G 5K7
Ottawa.ca/CommitteeofAdjustment
cofa@ottawa.ca
613-580-2436



Comité de dérogation
Ville d'Ottawa
101, promenade Centrepointe
Ottawa ON K2G 5K7
Ottawa.ca/Comitedederogation
cded@ottawa.ca
613-580-2436