

NOTICE OF HEARING

Pursuant to the Ontario *Planning Act*

Consent and Minor Variance Applications

Panel 1

Wednesday, November 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-00151 and D08-02-24/A-00250
Applications: Consent under section 53 of the *Planning Act*
Minor Variance under section 45 of the *Planning Act*
Applicant: Michelle Sample
Property Address: 314 Queen Elizabeth Driveway
Ward: 17 – Capital
Legal Description: Part of Lot E, Registered plan 35085
Zoning: R3Q [1474]
Zoning By-law: 2008-250

APPLICANT'S PROPOSAL / PURPOSE OF THE APPLICATIONS:

The Applicant wants to convey a portion of her property to the abutting property owners to the west, known municipally as 1 Second Avenue and to expand the existing detached garage at the rear of the property, as shown on plans filed with the Committee.

At its hearing on September 18, 2024, the Committee adjourned this application to allow the Applicant time to submit a minor variance application.

In May 2023, the Committee granted minor variance application (D08-02-23/A-00076) which included relief needed to renovate the existing garage. The Applicant has since revised her plans for the proposed garage and is reapplying for the required variances.

CONSENT IS REQUIRED FOR THE FOLLOWING:

The Applicant requires the Committee's consent to conveyance.

The severed property is shown as Part 2 on a draft 4R-plan filed with the application, is landlocked and will contain an area of 0.04 square metres. This vacant land will be merged with the property to the east, known municipally as 1 Second Avenue.

The retained property, shown on the draft 4R-plan filed with the application, has a frontage of 13.1 metres, an irregular depth, and will contain a lot area of 194.96 square metres. This parcel is known as 314 Queen Elizabeth Driveway.

A reciprocal Consent Application (D08-01-24/B-00150) has been filed by the abutting property owner at 1 Second Avenue as part of a mutual land exchange and will be heard concurrently with this application.

REQUESTED VARIANCES:

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

- a) To permit a reduced rear yard setback of 0 metres, whereas the By-law requires a minimum required rear yard setback of 25% or 4.52 metres.
- b) To permit a reduced rear yard area of 0 metres squared, whereas the By-law requires a minimum rear yard area of 25% of the lot area or in this case, 48.9 square metres.
- c) To permit a reduced interior side yard setback, on both the north and eastern sides of the garage, of 0 metres, whereas the By-law requires a total interior side yard setback of 1.8 metres, with no yard less than 0.6 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](https://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: October 18, 2024



Ce document est également offert en français.

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