

NOTICE OF HEARING

Pursuant to the Ontario *Planning Act*

Consent and Minor Variance Applications

Panel 1

Wednesday, October 16, 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-00174 & 08-01-24/B-00175
D08-02-24/A-00240 & D08-02-24/A-00241

Application(s): Consent under section 53 of the *Planning Act*
Minor Variance under section 45 of the *Planning Act*

Applicant(s): 16123970 Ontario Inc.

Property Address: 259 Bradley Avenue

Ward: 12 – Rideau-Vanier

Legal Description: Lots 100 & 101 Registered Plan 246

Zoning: R4UA

Zoning By-law: 2008-250

APPLICANT'S PROPOSAL / PURPOSE OF THE APPLICATION(S):

The Applicant owns two full lots on a plan of subdivision and wants to construct two, two-storey long semi-detached dwellings, with one on each lot, as shown on plans filed with the applications. Each principal semi-detached unit will contain two Additional Dwelling Units, for a total of 12 units. The existing dwelling will be demolished.

The Applicant requires the Committee's consent to grant the use of land for easements/rights of way. The easements lands are shown as Parts 1 and 2 on a plan of survey filed with the applications and will be established as follows:

- Easement over Part 1 on Lot 101, in favour of Lot 100, for passage and access (D08-01-24/B-00174).
- Easement over Part 2 on Lot 100, in favour of Lot 101, for passage and access (D08-01-24/B-00175).

The proposed parcels of land and development will not be in conformity with the requirements of the Zoning By-law and therefore, minor variance applications (File Nos. D08-02-24/A-00240 & D08-02-24/A-00241) have 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:

A-00240: 259 Bradley Avenue, Lot 100, proposed long semi-detached dwelling:

- a) To permit a reduced minimum lot area of 289.3 square metres, whereas the By-law requires a minimum lot area of 300 square metres.
- b) To permit an increased driveway slope of 12%, whereas the By-law permits a driveway slope not exceeding that specified in the Private Approach By-law, or 6% in this case.
- c) To permit a driveway slope descending toward the rear of the property, whereas the By-law requires a driveway slope to descend toward the front of the property.

A-00241: 257 Bradley Avenue, Lot 101, proposed long semi-detached dwelling:

- d) To permit a reduced lot area of 289.3 square metres, whereas the By-law requires a minimum lot area of 300 square metres.
- e) To permit an increased driveway slope of 12%,) whereas the By-law permits a driveway slope not exceeding that specified in the Private Approach By-law, or 6% in this case.
- f) To permit a driveway slope descending toward the rear of the property, whereas the By-law requires a driveway slope to descend toward the front of the property.

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: 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](https://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](https://ottawa.ca/Comitedederogation)
cded@ottawa.ca
613-580-2436