

## NOTICE OF HEARING

Pursuant to the Ontario *Planning Act*

### Consent and Minor Variances Applications

Panel 3

Tuesday, November 19, 2024

9 a.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-00207 & D08-01-24/B-00208  
D08-02-24/A-00260, D08-02-24/A-00261 &  
D08-02-24/A-00262

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

**Applicant:** Joseph McLaughlin

**Property Address:** 6437 Prince of Wales Drive

**Ward:** 21 – Rideau-Jock

**Legal Description:** Part of Lot 18, Concession 3, Geographic Township of Rideau

**Zoning:** V1C [309r]

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

### APPLICANT PROPOSAL / PURPOSE OF THE APPLICATIONS:

The Applicant wants to subdivide their property into three separate parcels of land to create two new lots for future residential development.

**CONSENT IS REQUIRED FOR THE FOLLOWING:**

The Applicant requires the Committee's consent to sever land. The property is shown as Lots 1 & 2 on a sketch filed with the application, and the separate parcels will be as follows:

*Table 1 Proposed Parcels*

<b>File No.</b>	<b>Frontage</b>	<b>Depth</b>	<b>Area</b>	<b>Part No.</b>	<b>Municipal Address</b>
B-00207	55 metres	irregular	0.4 hectares	Lot 1	6433 Prince of Wales Drive
B-00208	56 metres	irregular	0.4 hectares	Lot 2	6441 Prince of Wales Drive

The retained land shown on said sketch, will have a frontage of 26 metres, an irregular depth, and a lot area of 1.3 hectares. It will be known municipally as 6437 Prince of Wales Drive.

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-00260, D08-02-24/A-00262 & D08-02-24/A-00262) 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-00260: 6433 Prince of Wales Drive (Lot 1):**

- a) To permit a reduced lot width of 25 metres, whereas the By-law requires a minimum lot width of 45 metres, for a lot entirely on private services.

**A-00261: 6441 Prince of Wales Drive (Lot 2):**

- b) To permit a reduced lot width of 26 metres, whereas the By-law requires a minimum lot width of 45 metres, for a lot entirely on private services.

**A-00262: 6437 Prince of Wales Drive (retained land):**

- c) To permit a reduced lot width of 15 metres, whereas the By-law requires a minimum lot width of 45 metres, for a lot entirely on private services.

## 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](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.

D08-01-24/B-00207 & D08-01-24/B00208  
D08-02-24/A-00260, D08-02-24/A-00261 &  
D08-02-24/A-00262

## 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: November 1, 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](mailto: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](mailto:cded@ottawa.ca)  
613-580-2436