

NOTICE OF HEARING

Pursuant to the Ontario *Planning Act*

Consent Minor Variances Applications

Panel 1

Wednesday, October 2, 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-00159, D08-01-24/B-00160
& D08-01-24/B-00161
D08-02-24/A-00224 & D8-02-24/A-00225

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

Applicant: 1000907325 Ontario

Property Address: 325 Bloomfield Avenue

Ward: 15 - Kitchissippi

Legal Description: Lot 22, Registered Plan 54

Zoning: R3EE

Zoning By-law: 2008-250

APPLICANT’S PROPOSAL / PURPOSE OF THE APPLICATIONS:

The Applicant wants to convey a portion of their property to the abutting property owner to the West known municipally as 265 Churchill Avenue North. They also want to subdivide their property into two separate parcels of land to create two new lots for the construction of two three-storey, long semi-detached dwellings , as shown on plans filed with the Committee. One long semi-detached dwelling is currently under construction. **CONSENT IS REQUIRED FOR THE FOLLOWING:**

The Applicant requires the Committee’s consent to sever the land, and for a lot line adjustment. The property is shown as Parts 6 to 9 on a Draft 4R-Plan filed with the applications and the separate parcels will be as follows:

Table 1 Proposed Parcels

File No.	Frontage	Depth	Area	Part No.	Municipal Address
B-00159	9.24 metres	30.18 metres	278.9 square metres	6 & 7	327 Bloomfield Avenue
B-00160	9.90 metres	30.18 metres	297.7 square metres	8 & 9	325 Bloomfield Avenue
B-00161	0.98 metres	30.18 metres	30.7 square metres	5	Property to be conveyed to 265 Churchill Avenue

It is proposed to establish easements/rights-of-way as follows:

- Over Part 7 in favor of Parts 8 & 9 for pedestrian and vehicular access.
- Over Part 8 in favor of Parts 6 & 7 for pedestrian and vehicular access.

Approval of these applications will have the effect of creating separate parcels of land and dwellings 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-00224 & D08-02-24/A-00225) 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-00224: 327 Bloomfield Avenue, Part 6 & 7 on 4R-Plan, proposed long semi-Detached Dwelling:

- a) To permit a reduced lot width of 9.24 metres, whereas the By-law requires a minimum lot width of 10 metres.

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- b) To permit a reduced lot area of 278.9 square metres, whereas the By-law requires a minimum lot area of 300 square metres.
- c) To permit a reduced westerly interior side yard setback of 0.6 metres, where as the By-law requires a minimum interior side yard setback of 1.2 metres.
- d) To permit an increased building height of 11.7 metres, whereas the By-law permits a maximum building height of 11 metres.

A-00225: 325 Bloomfield Avenue, Parts 8 & 9 on 4R-Plan proposed long semi-detached:

- e) To permit a reduced lot width of 9.9 metres, whereas the By-law requires a minimum lot width of 10 metres.
- f) To permit a reduced lot area of 297.7 square metres, whereas the By-law requires a minimum lot area of 300 square metres.
- g) To permit an increased building height of 11.8 metres, whereas the By-law permits a maximum building height of 11 metres.

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

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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 13, 2024



Ce document est également offert en français.

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