

NOTICE OF HEARING

Pursuant to the Ontario *Planning Act*

Consent and Minor Variances Applications

Panel 1

Wednesday, January 15, 2025

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-00227 & D08-02-24/A-00277
Applications: Consent under section 53 of the *Planning Act*
Minor Variance under section 45 of the *Planning Act*
Applicant: Toloui Group
Property Address: 308 Atlantis Avenue
Ward: 15 - Kitchissippi
Legal Description: Lot 214, Registered Plan 4M-28.
Zoning: R3E
Zoning By-law: 2008-250

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

The Applicant wants to subdivide their property into two separate parcels of land to create one new lot for the construction of a two-storey single detached dwelling, as shown on the plans filed with the application. The existing dwelling will remain.

On October 19, 2022, the Committee conditionally approved a Consent Application (D08-01-22/B-00136) to subdivide the property into two lots. The conditions of provision consent were not fulfilled with the statutory timelines and the application lapsed.

CONSENT REQUIRED

The Applicants seeks the Committee's consent to sever land.

The severed land is shown as Parts 2 & 4 on the draft 4R-plan filed with the application, and will have a frontage of 7.91 metres, a depth of 30.47 metres, and an area of 241 square metres. This lot will contain the proposed detached dwelling and will be known municipally as 310 Atlantic Avenue.

The retained land is shown as Parts 1 & 3 on said plan, and will have a frontage of 7.33 metres, a depth of 30.46 metres, and an area of 223.4 square metres. This lot contains the existing detached dwelling and is known municipally as 308 Atlantis Avenue.

Approval of this application 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 application (File No: D08-02-24/A-00277) has been filed and will be heard concurrently with this application.

REQUESTED VARIANCES

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

A-00277: 308 Atlantis Avenue, Parts 1 & 3 on 4R-Draft, existing dwelling:

- a) To permit a reduced lot area of 223.4 square metres, whereas the By-law requires a minimum lot area of 450 square metres.
- b) To permit a reduced interior side yard setback of 1.185 metres, whereas the By-law requires a minimum interior side yard setback of 1.2 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](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: December 20, 2024



Ce document est également offert en français.

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