

NOTICE OF HEARING

Pursuant to the Ontario *Planning Act*

Consent and Minor Variance Applications

Panel 2
Tuesday, February 4, 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-00280 & D08-01-24/B-00281
D08-02-24/A-00324 & D08-02-24/A-00325

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

Applicant: FM Renovations Group Incorporated

Property Address: 886 Baseline Road

Ward: 9 - Knoxdale-Merivale

Legal Description: Part of Lot 20, Registered Plan 310501

Zoning: R2J

Zoning By-law: 2008-250

APPLICANT'S PROPOSAL / PURPOSE OF THE APPLICATIONS

The applicant wants to subdivide the property into two parcels of land to construct two, two-storey, long semi-detached dwellings, each with an additional dwelling unit, on each newly created parcel.

CONSENT REQUIRED

The Applicant requires the Committee's consent to sever land. The property is shown as Parts 1 to 8 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-00280	10.67 metres	31.39 metres	334.93 sq. metres	1 to 4	888 A/B Baseline
B-00281	10.67 metres	31.39 metres	334.93 sq. metres	5 to 8	886 A/B Baseline

It is proposed to create easements/grants of right of way as follows:

- Over Parts 3 & 4 in favour of Parts 5, 6, 7 & 8 for pedestrian and vehicular access and servicing
- Over Parts 5 & 7 in favour of Parts 1, 2, 3 & 4 for pedestrian and vehicular access and servicing

The property is subject to an existing easement in CR310572.

Approval of these applications will have the effect of creating separate parcels of land for development 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-00324 and D08-02-24/A-00325) have been filed and will be heard concurrently with these applications.

REQUESTED VARIANCES

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

A-00324: 888 A/B Baseline Road, Parts 1 to 4 on Draft 4R Plan, proposed long semi-detached dwelling with additional dwelling units:

- a) To permit a reduced front yard setback of 4.6 metres, whereas the By-law requires a minimum front yard setback of 6 metres.
- b) To permit a reduced rear yard setback of 22.4% of the lot depth or 7.03 metres, whereas the By-law requires that the minimum required rear yard setback is 28% of the lot depth (8.79 metres) but may not be less than 6 metres and need not exceed 7.5 metres.

- c) To permit a reduced rear yard area of 22.4% of the lot area or 75.01 square metres, whereas the By-law requires a minimum rear yard area of 25% of the lot area or, in this case, 83.73 square metres.

A-00325: 886 A/B Baseline Road, Parts 5 to 8 on Draft 4R Plan, proposed long semi-detached dwelling with additional dwelling units:

- d) To permit a reduced front yard setback of 4.6 metres, whereas the By-law requires a minimum front yard setback of 6 metres.
- e) To permit a reduced rear yard setback of 22.4% of the lot depth or 7.03 metres, whereas the By-law requires that the minimum required rear yard setback is 28% of the lot depth (8.79 metres) but may not be less than 6 metres and need not exceed 7.5 metres.
- f) To permit a reduced rear yard area of 22.4% of the lot area or 75.01 square metres, whereas the By-law requires a minimum rear yard area of 25% of the lot area or, in this case, 83.73 square 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: January 17, 2025



Ce document est également offert en français.

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