

NOTICE OF HEARING

Pursuant to the Ontario *Planning Act*

Minor Variance Application

Panel 2

Tuesday, June 18, 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.: D08-02-24/A-00043 to D08-02-24/A-00046
Applications: Minor Variances under section 45 of the *Planning Act*
Owners/Applicants: 14251211 Canada Inc.
Property Address: 1486 Baseline Road
Ward: 8 - College
Legal Description: Lots 2624, 2625, 2626, 2627, Registered Plan 375
Geographic Township of Nepean
Zoning: R2F
Zoning By-law: 2008-250

APPLICANT'S PROPOSAL / PURPOSE OF THE APPLICATIONS:

The Owner of four full lots on a plan of subdivision, wants to construct two semi-detached dwellings, with one unit on each lot, as shown on the plans filed with the applications. Each half of the semi-detached with contain two additional dwelling units for a total of 3 units per dwelling. The existing dwelling will be demolished.

At the hearing on April 2, 2024, the application was adjourned to allow the applicant time to revise the plans to include parking spaces. The applicant has revised the plans and now would like to proceed with the application.

REQUESTED VARIANCES:

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

A-00043: 1488 Baseline Road, Lot 2624, Part 1, one half of the proposed Semi-Detaching Dwelling:

- a) To permit a reduced lot width of 7.615 metres, whereas the By-law requires a minimum lot width of 9 metres.
- b) To permit a reduced lot area of 250.2 square metres, whereas the By-law requires a minimum lot area of 270 square metres.
- c) To permit a reduced rear yard setback of 6.78 metres (20.6% of the lot depth), whereas the By-law requires a minimum rear yard setback 9.85 metres (25% of the lot depth).
- d) To permit a reduced rear yard area of 51.63 square metres (20.6% of the lot area), whereas the By-law requires a minimum rear yard area of 62.55 square metres (25% of the lot area).

A-00044: 1486 Baseline Road, Lot 2625, Part 2, one half of the proposed Semi-Detaching Dwelling:

- e) To permit a reduced lot width of 7.615 metres, whereas the By-law requires a minimum lot width of 9 metres.
- f) To permit a reduced lot area of 250.8 square metres, whereas the By-law requires a minimum lot area of 270 square metres.
- g) To permit a reduced rear yard setback of 6.81 metres (20.6% of the lot depth), whereas the By-law requires a minimum rear yard setback 9.94 metres (25% of the lot depth).
- h) To permit a reduced rear yard area of 51.86 square metres (20.6% of the lot area), whereas the By-law requires a minimum rear yard area of 62.70 square metres (25% of the lot area).

A-00045: 1484 Baseline Road, Lot 2626, Part 3, one half of the proposed Semi-Detaching Dwelling:

- i) To permit a reduced lot width of 7.615 metres, whereas the By-law requires a minimum lot width of 9 metres.
- j) To permit a reduced lot area of 251.4 square metres, whereas the By-law requires a minimum lot area of 270 square metres.
- k) To permit a reduced rear yard setback of 6.94 metres (21% of the lot depth), whereas the By-law requires a minimum rear yard setback 9.90 metres (25% of the lot depth).
- l) To permit a reduced rear yard area of 52.85 square metres (21% of the lot area), whereas the By-law requires a minimum rear yard area of 62.85 square metres (25% of the lot area).

A-00046: 1482 Baseline Road, Lot 2627, Part 4, one half of the Semi-Detaching Dwelling:

- m) To permit a reduced lot width of 7.615 metres, whereas the By-law requires a minimum lot width of 9 metres.
- n) To permit a reduced lot area of 252 square metres, whereas the By-law requires a minimum lot area of 270 square metres.
- o) To permit a reduced rear yard setback of 6.97 metres (21% of the lot depth), whereas the By-law requires a minimum rear yard setback 9.92 metres (25% of the lot depth).
- p) To permit a reduced rear yard area of 53.07 square metres (21% of the lot area), whereas the By-law requires a minimum rear yard area of 63 square metres (25% of the lot area).

The applications indicate that the property is not the subject of any other current application under the *Planning Act*.

If you do not participate in the hearing, it may proceed in your absence, and you will not receive any further notice 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, submit a written request to the Committee.

For more information about this matter, contact the Committee of Adjustment at the address, email address, website or QR code below.

ALL SUBMITTED INFORMATION BECOMES PUBLIC

In accordance with the *Planning Act*, the *Municipal Act* and the *Municipal Freedom of Information and Privacy Act*, a written submission 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, 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.

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.

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 consents to sever land and minor variances from the zoning requirements.

DATED: May 31, 2024



Ce document est également offert en français.

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