

NOTICE OF HEARING

Pursuant to the Ontario *Planning Act*

Consent and Minor Variance Applications

Panel 1

Wednesday, February 19, 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.: D08-01-25/B-00001 & D08-01-25/B-00002
D08-02-25/A-00005 to D08-02-25/A00007

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

Applicants: 1001091948 Ontario Inc.

Property Address: 120 Queen Mary Street

Ward: 13 - Rideau-Rockcliffe

Legal Description: Part of Lots 112, 113, & 114, Registered Plan 341

Zoning: R3M

Zoning By-law: 2008-250

APPLICANT'S PROPOSAL / PURPOSE OF THE APPLICATIONS

The applicant wants to subdivide the property into three separate parcels of land for the construction of three townhouses, as shown on the plans filed with the application. The existing dwelling will be demolished.

CONSENT REQUIRED

The Applicants seek the Committee's consent to sever land. The property is shown as Parts 1 to 4 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 Nos.	Municipal Address
Retained	6.77 m	25.86 m	175.1 sq. m	1	120 Queen Mary
B-00001	5.51 m	25.86 m	142.5 sq. m	2	122 Queen Mary
B-00002	6.77 m	25.86 m	175.1 sq. m	3 & 4	124 Queen Mary

It is proposed to establish an easement over Part 4 in favor of Part 2 for pedestrian access.

Approval of these applications will have the effect of creating separate parcels of land and development that will not be in conformity with the requirements of the Zoning By-law and therefore, minor variance applications (File Nos. D08-02-25/A-00005 to D08-02-24/A-00007) have been filed and will be heard concurrently with these applications.

REQUESTED VARIANCES

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

A-00005: 120 Queen Mary Street, Part 1 on 4R-Draft, proposed townhome:

- a) To permit a reduced lot area of 175.1 square metres, whereas the By-law requires a minimum lot area of 180 square metres.
- b) To permit a reduced rear yard setback of 21.3% of the lot depth or 5.5 metres, whereas the By-law states that the minimum required rear yard setback is 28% of the lot depth but may not be less than 6 metres and need not exceed 7.24 metres.

- c) To permit a reduced rear yard area of 21.3% of the lot area or 37.2 square metres, whereas the By-law requires a minimum rear yard area of 25% of the lot area or, in this case, 43.78 square metres.

A-00006: 122 Queen Mary Street, Part 2 on 4R-Draft, proposed townhome:

- d) To permit a reduced lot width of 5.51 metres, whereas the By-law requires a minimum lot width of 6.0 metres.
- e) To permit a reduced lot area of 142.5 square metres, whereas the By-law requires a minimum lot area of 180 square metres.
- f) To permit a reduced rear yard setback of 21.3% of the lot depth or 5.5 metres, whereas the By-law states that the minimum required rear yard setback is 28% of the lot depth but may not be less than 6 metres and need not exceed 7.24 metres.
- g) To permit a reduced rear yard area of 21.3% of the lot area or 30.3 square metres, whereas the By-law requires a minimum rear yard area of 25% of the lot area or, in this case, 35.6 square metres.
- h) To permit a driveway with a width of 2.6 metres, whereas the by-law does not permit a driveway for a lot with a width or frontage of less than 6 metres.

A-00007: 124 Queen Mary Street, Parts 3 & 4 on 4R-Draft, proposed townhome:

- i) To permit a reduced lot area of 175.1 square metres, whereas the By-law requires a minimum lot area of 180 square metres.
- j) To permit a reduced rear yard setback of 21.3% of the lot depth or 5.5 metres, whereas the By-law states that the minimum required rear yard setback is 28% of the lot depth but may not be less than 6 metres and need not exceed 7.24 metres.
- k) To permit a reduced rear yard area of 21.3% of the lot area or 37.2 square metres, whereas the By-law requires a minimum rear yard area of 25% of the lot area or, in this case, 47.78 square metres.

FIND OUT MORE ABOUT THE APPLICATIONS

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.

D08-01-25/B-00001 & D08-01-25/B-00002
D08-02-25/A-00005 to D08-02-25/A00007

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 31, 2025



Ce document est également offert en français.

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