

NOTICE OF HEARING

Pursuant to the Ontario *Planning Act*

Consent and Minor Variance Applications

Panel 2
Tuesday, May 6, 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-00048 to D08-01-25/B-00052
D08-02-25/A-00059 to D08-02-25/A-00063

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

Applicant: 8473169 Canada LTD.

Property Address: 2663 Innes Road

Ward: 2 - Orléans West-Innes

Legal Description: Part of Lot 13, Concession 2

Zoning: AM11

Zoning By-law: 2008-250

APPLICANTS PROPOSAL / PURPOSE OF THE APPLICATIONS

The applicant wants to subdivide the property into five separate parcels of land for the construction of eight townhouse units with four on one parcel and four on individual parcels, as shown on the plans filed with the application.

CONSENT REQUIRED

The Applicant seeks the Committee's consent to sever land and grant of easements/right-of-ways. The property is shown as Part 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 Nos.	Municipal Address
B-00048	3.03 metres	55.62 metres	875 square metres	7 & 8	2651, 2653, 2655, 2657 Innes Road (Lot 1)
B-00049	8.28 metres	27.58 metres	258.3 square metres	5 & 6	2659 Innes Road (Lot 2)
B-00050	5.71 metres	21.27 metres	121.4 square metres	4	2661 Innes Road (Lot 3)
B-00051	5.71 metres	21.27 metres	121.6 square metres	3	2663 Innes Road (Lot 4)
B-00052	6.26 metres	27.93 metres	206.2 square metres	2	2665 Innes Road (Lot 5)

The application proposes to establish the following easements:

- Over Part 8 in favour of Parts 5 & 6, for vehicle and pedestrian access, and parking.
- Over Part 8 & 6 in favour of Parts 2, 3, & 4, for vehicle and pedestrian access, and parking

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-00059, A-00060, A-00061, A-00062, A-00063) have been filed and will be heard concurrently with these applications.

REQUESTED VARIANCES

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

A-00059: 2651, 2653, 2655, 2657 Innes Road, Part 7 & 8 on 4R-Draft Plan (Lot 1), proposed townhouse block:

- a) To permit 0% of the frontage along the front line to be occupied by building walls located within 3.0 metres of the front lot line, whereas the By-law requires at least 50% of the frontage along the front lot line and corner side lot line to be occupied by building walls located within 3.0 metres of the front lot line.
- b) To permit reduced transparent glazing along Innes Road of 0% of the surface area of the ground floor façade, whereas the By-Law requires a minimum of 50% of the surface area of the ground floor façade, measured from the average grade up to a height of 4.5 metres, facing a public street must be comprised of transparent glazing and resident entrance access doors.

A-00060: 2659 Innes Road, Parts 5 & 6 on 4R-Draft Plan (Lot 2), proposed townhouse unit:

- c) To permit reduced transparent glazing along Innes Road of 19.2% of the surface area on the ground floor, whereas the By-Law requires a minimum of 50% of the surface area of the ground floor façade, measured from the average grade up to a height of 4.5 metres, facing a public street must be comprised of transparent glazing and resident entrance access doors

A-00061: 2661 Innes Road, Part 4 on 4R-Draft Plan (Lot 3), proposed townhouse unit:

- d) To permit a reduction in transparent glazing along Innes Road of 19.2% of the surface area, whereas the By-Law requires a minimum of 50% of the surface area of the ground floor façade, measured from the average grade up to a height of 4.5 metres, facing a public street must be comprised of transparent glazing and resident entrance access doors

A-00062: 2663 Innes Road, Part 3 on 4R-Draft Plan (Lot 4), proposed townhouse unit:

- e) To permit a reduction in transparent glazing along Innes Road of 19.2% of the surface area, whereas the By-Law requires a minimum of 50% of the surface area of the ground floor façade, measured from the average grade up to a height of 4.5 metres, facing a public street must be comprised of transparent glazing and resident entrance access doors.

A-00063: 2665 Innes Road, Part 2 on 4R-Draft Plan (Lot 5), proposed townhouse unit:

- f) To permit a reduction in transparent glazing along Innes Road of 19.2% of the surface area, whereas the By-Law requires a minimum of 50% of the surface area of the ground floor façade, measured from the average grade up to a height

of 4.5 metres, facing a public street must be comprised of transparent glazing and resident entrance access doors

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 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: April 11, 2025



Ce document est également offert en français.

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