

## NOTICE OF HEARING

Pursuant to the Ontario *Planning Act*

### Consent and Minor Variance Applications

Panel 2  
Tuesday, September 2, 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 No(s):** D08-01-25/B-00171 & D08-01-25/B-00172  
D08-02-25/A-00184 & D8-02-25/A-00185

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

**Applicant:** 11195590 Canada Inc.

**Property Address:** 1217 Anoka Street

**Ward:** 18 - Alta Vista

**Legal Description:** Lot 424, North Side of Anoka Street, Registered Plan 4M-23

**Zoning:** R2F

**Zoning By-law:** 2008-250

### APPLICANT'S PROPOSAL / PURPOSE OF THE APPLICATIONS

The Applicant wants to subdivide the property into two separate parcels of land for the construction of a semi-detached dwelling, with additional dwelling units, as shown on plans filed with the Committee. The existing dwelling and garage to be demolished.

## CONSENT REQUIRED

The Applicant seeks the Committee's consent to sever land. The property is shown as Parts 1 and Part 2 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-00171	7.59 metres	30.40 metres	231.4 sq. metres	1	1217 Anoka Street Proposed semi-detached
B-00172	7.59 metres	30.41 metres	229.6 sq. metres	2	1219 Anoka Street Proposed semi-detached

Approval of these applications will have the effect of creating separate parcels of land, which along with the proposed development, will not be in conformity with the requirements of the Zoning By-law and therefore, minor variance applications (File Nos) 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-00184: 1217 Anoka Street, Part 1 on draft 4R-plan, proposed semi- detached dwelling:**

- To permit a reduced lot width of 7.59 metres, whereas the By-law requires a minimum lot width of 9 metres.
- To permit a reduced lot area of 231.4 square metres, whereas the By-law requires a minimum lot area of 270 square metres.
- To permit a reduced rear yard setback of 7.6 metres, whereas the By-law requires a minimum rear yard setback of 8.52 metres.
- To permit a reduced side yard setback of 1.28 metres, whereas the By-law requires a minimum reduced side yard setback of 1.5 metres.

### **A-00185 : 1219 Anoka Street, Part 2 on draft 4R-plan, proposed semi-detached dwelling:**

- To permit a reduced lot width of 7.5 metres, whereas the By-law requires a minimum lot width of 9 metres.

- f) To permit a reduced lot area of 229.6 square metres, whereas the By-law requires a minimum lot area of 270 square metres.
- g) To permit a reduced rear yard setback of 7.6 metres, whereas the By-law requires a minimum rear lot setback of 8.52 metres
- h) To permit a reduced side yard setback of 1.21 metres, whereas the By-law requires a minimum reduced side yard setback of 1.5 metres.

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

### 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** 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](mailto: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](mailto: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: August 15, 2025



*Ce document est également offert en français.*

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