

NOTICE OF HEARING

Pursuant to the Ontario *Planning Act*

Consent and Minor Variance Applications

Panel 1

Wednesday, February 4, 2026

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: D08-01-25/B-00306 & D08-01-26/B-00004
D08-02-26/A-00001 & D08-02-26/A-00003

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

Applicant: 17 Noel St. Inc.

Property Address: 17 Noel Street

Ward: 13 - Rideau-Rockcliffe

Legal Description: Part of Lot 20, Registered Plan 68

Zoning: R3P

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 to construct two, long semi-detached dwellings, as shown on the plans filed with the Committee. The existing single detached dwelling will be demolished.

CONSENT REQUIRED

The Applicant seeks the Committee's consent to sever land and grant of easements/right of way. The property is shown as Part 1 to 4 on a draft 4R-plan filed with the applications.

Table 1 Proposed Parcels

File No.	Frontage	Depth	Area	Part No.	Building
B-00306	8.39 metres	33.53 metres	281.2 sq. metres	1 & 2	One long semi-detached dwelling
B-00004	8.39 metres	33.53 metres	281.1 sq. metres	3 & 4	One long semi-detached dwelling

It is proposed to establish easements/rights of ways as follows:

- Over Part 2 in favour of Parts 3 and 4 for vehicular and pedestrian traffic.
- Over Part 3 in favour of Parts 1 and 2 for vehicular and pedestrian traffic.

The proposal does not comply with the Zoning By-law and therefore minor variance applications have also been filed.

REQUESTED VARIANCES

The Applicant requests that the Committee authorize a minor variance from the Zoning By-law:

B-00001: Part 1 and 2 on draft 4R-plan, proposed long semi-detached dwelling:

- a) To permit a reduced lot width of 8.39 metres, whereas the By-law requires a minimum lot width of 10 metres;
- b) To permit a reduced lot area of 281.1 square metres, whereas the By-law requires a minimum lot area of 300 square metres.

B-00003: Part 3 and 4 on Draft 4R-plan, proposed long semi-detached dwelling:

- c) To permit a reduced lot width of 8.39 metres, whereas the By-law requires a minimum lot width of 10 metres;

- d) To permit a reduced lot area of 281.1 square metres, whereas the By-law requires a minimum lot area of 300 square metres.

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

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: January 20, 2026



Ce document est également offert en français.

Committee of Adjustment
City of Ottawa
101 Centrepointe Drive
Ottawa ON K2G 5K7
Ottawa.ca/CommitteeofAdjustment
cofa@ottawa.ca
613-580-2436



Comité de dérogation
Ville d'Ottawa
101, promenade Centrepointe
Ottawa ON K2G 5K7
Ottawa.ca/Comitedederogation
cded@ottawa.ca
613-580-2436