

NOTICE OF HEARING

Pursuant to the Ontario *Planning Act*

Minor Variance Application

Panel 1

Wednesday, January 14, 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: D08-02-25/A-00259
Application: Minor Variance under section 45 of the *Planning Act*
Applicant: Mattamy (Rockcliffe II) Inc.
Property Address: 615 Mikinak Road
Ward: 13 - Rideau-Rockcliffe
Legal Description: Block 105, Registered Plan 4M-1559
Zoning: R4UC[2311] and I1A
Zoning By-law: 2008-250

APPLICANT'S PROPOSAL / PURPOSE OF THE APPLICATION

The Applicant wants to construct a Planned Unit Development containing 111 dwelling units (60 back-to-back townhouses and 51 rear lane townhouses) serviced by an internal private road network, as shown on plans filed with the Committee.

REQUESTED VARIANCE

The Applicant requests that the Committee authorize minor variances from the Zoning By-law, as follows:

The requested variances apply to dwelling units to be identified in the following blocks:

Blocks 1-16

- a) To permit an increased building height of 11.42 metres, whereas the By-law requires a maximum building height of 10 metres.

Blocks 1-5, Block 9, Blocks 13-16

- b) To permit a reduced setback of 1.05 metres for a garage entrance or carport entrance from a private way, whereas the By-law requires a minimum setback of 5.2 metres for any garage or carport entrance from a private way.
- c) To permit a reduced setback of 1.05 metres for a wall of a residential building on a private way, whereas the By-law requires a minimum setback of 1.8 metres for any wall of a residential building to a private way.
- d) To permit no opaque screening where a deck or balcony occurs above the first floor and is within 1.5 metres of an exterior side wall or interior side lot line of a residential zoned lot, whereas the By-law requires a 1.5 metre high opaque screen when a deck or balcony occurs above the first floor and is within 1.5 metres of an exterior side wall or interior side lot line of a residential-zoned lot.

The property is the subject of a Site Plan Control application (File No. D07-12-25-0063) and a Plan of Condominium application (File No. D07-04-25-0006).

FIND OUT MORE ABOUT THE APPLICATION

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.

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: December 30, 2025



Ce document est également offert en français.

Committee of Adjustment

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