

A-00033: 48 Queen Mary, Part 1 on Plan 318, one half of the semi-detached dwelling:

Under Zoning By-Law 2008-250

- a) To permit a reduced soft landscaped area of 24.6% of the front yard, whereas the By-law requires a minimum soft landscaped area of 30% of the front yard.
- b) To permit an increased balcony projection of 2.15 meters, whereas the Bylaw permits a maximum balcony projection of 2 meters.

A-0034: 48 Queen Mary, Part 2 on Plan 318, one half of the semi-detached dwelling:

Under Zoning By-Law 2008-250

- a) To permit a reduced soft landscaped area of 24.6% of the front yard, whereas the By-law requires a minimum soft landscaped area of 30% of the front yard.
- b) To permit an increased balcony projection of 2.15 meters, whereas the Bylaw permits a maximum balcony projection of 2 meters.

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

For the purposes of the transition and continuation provisions of Zoning By-law 2026-50, these applications were deemed to be complete on March 20, 2026.

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.

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 7, 2026



Ce document est également offert en français.

Committee of Adjustment

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