

NOTICE OF HEARING

Pursuant to the Ontario *Planning Act*

Consent and Minor Variance Applications

Panel 1

Wednesday, April 22, 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: D08-01-26/B-00068 & D08-01-26/B-00069
D08-02-26/A-00035 & D08-02-26/A-00036

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

Applicants: L. Kealey, M. Kealey, J. Borsten and S. Borsten

Property Address: 472 Melbourne Avenue

Ward: 15 - Kitchissippi

Legal Description: Lot 14 (West Side of Melbourne Avenue), Part of Lot 14
(East Side of Melbourne Avenue), Registered Plan 235

Zoning By-law: 2008-250 2026-50

Zoning: R3R [2687] H(8.5) N3C [2687] H(8.5)

APPLICANT'S PROPOSAL / PURPOSE OF THE APPLICATIONS

The Applicants want to subdivide the property into two parcels of land for the construction of two detached dwellings, one on each of the lots, and to establish easements for a shared driveway. The existing dwelling will be demolished.

CONSENT REQUIRED

The Applicants seeks the Committee's consent to sever land, joint use and maintenance agreement and grant of easement/right of way. The property is shown as Parts 1 to 4 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.	Building
B-00068	10.05 m	56.32 m	568.60 sq. m	1 & 2	Proposed detached dwelling
B-00069	10.05 m	56.32 m	568.1 sq. m	3 & 4	Proposed detached dwelling

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

- Over Part 2 in favour of Parts 3 & 4 for access.
- Over Part 3 in favour of Parts 1 & 2 for access.

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

REQUESTED VARIANCES

The Applicants requests that the Committee authorize minor variances from the Zoning By-law:

A-00035: 472 Melbourne, Parts 1 & 2 on 4R-plan, proposed detached dwelling:

Under Zoning By-Law 2008-250:

- a) To permit an increased building height of 10.19 metres whereas the By-law permits a maximum building height of 10 metres.
- b) To permit a reduced (southernly) interior side yard setback of 1.2 metres, whereas the By-law requires a minimum interior side yard setback of 1.5 metres.
- c) To permit an increased projection (deck) of 7 metres into the rear yard, whereas the By-law permits a maximum permitted projection of 2 metres into any yard.

- d) To permit an increased building depth from front lot line of 30 metres whereas the By-law permits a maximum building depth from front lot line of 24 metres.

Under Zoning By-Law 2026-50:

- e) To permit an increased building depth of 24.1 metres whereas the By-law permits a maximum building depth of 20 metres.
- f) To permit an increased building height of 10.19 metres whereas the By-law permits a maximum building height of 8.5 metres.
- g) To permit an increased projection (deck) of 7 metres into the rear yard, whereas the By-law permits a maximum permitted projection of 2 metres into any yard.
- h) To permit a reduced (southernly) interior side yard setback of 1.2 metres, whereas the By-law requires a minimum interior side yard setback of 1.5 metres.

A-00036: 472 Melbourne, Parts 3 & 4 on 4R-plan, proposed detached dwelling:

Under Zoning By-law 2008-250:

- i) To permit an increased building height of 9.24 metres whereas the By-law permits a maximum building height of 8.5 metres.
- j) To permit an increased projection (deck) of 7 metres into the rear yard, whereas the By-law permits a maximum permitted projection of 2 metres into any yard.
- k) To permit a reduced (northernly) interior side yard setback of 1.2 metres, whereas the By-law requires a minimum interior side yard setback of 1.5 metres.
- l) To permit an increased building depth from front lot line of 30 metres whereas the By-law permits a maximum building depth from front lot line of 24 metres.

Under Zoning By-Law 2026-50:

- m) To permit an increased building depth of 24.1 metres whereas the By-law permits a maximum building depth of 20 metres.
- n) To permit an increased building height of 9.24 metres whereas the By-law permits a maximum building height of 8.5 metres.

- o) To permit an increased projection (deck) of 7 metres into the rear yard, whereas the By-law permits a maximum permitted projection of 2 metres into any yard.
- p) To permit a reduced (northernly) interior side yard setback of 1.2 metres, whereas the By-law requires a minimum interior side yard setback of 1.5 metres.

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 23, 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.

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