



**Committee of Adjustment
Public Hearing Notice**

**Minor Variance Applications
Section 45 of the *Planning Act***

**Wednesday, February 17, 2021
6:30 p.m.**

**613-580-2436
cofa@ottawa.ca**

By Electronic Participation

This hearing will be held through electronic participation in accordance with the *Statutory Powers Procedure Act*. The City of Ottawa remains in a State of Emergency to help stop the spread of COVID-19. The Committee of Adjustment will hold online hearings until further notice.

This hearing may be viewed online on the Committee of Adjustment YouTube Channel <https://www.youtube.com/channel/UCZ9Z3-VJcSMSqrWRORMIRiQ>

Simultaneous interpretation in both official languages, accessible formats and communication supports are available for any specific agenda item by calling the Committee information number at least 48 hours in advance of the hearing.

File Nos.: D08-02-20/A-00364 & D08-02-20/A-00365
Owner(s): Ridgemont Groceteria & Snack Bar Ltd. and Samia Monsour
Location: 1663 & 1665 Bank Street and 1216 Ridgemont Avenue
Ward: 18 - Alta Vista
Legal Description: Lot 481, Part Lots 479 & 480, Reg. Plan M-23
Zoning: R2F & AM1 [1913]
Zoning By-law: 2008-250

PURPOSE OF THE APPLICATIONS:

The Owners have filed Applications for Consent (D08-01-20/B-00411 & D08-01-20/B-00412) which, if approved, will have the effect of creating two separate parcels of land.

The Owners want to subdivide their property into two separate parcels of land. The existing detached dwelling, known municipally as 1216 Ridgemont Avenue, will remain on one parcel. The two commercial buildings, known municipally as 1663 and 1665 Bank Street, will remain on the other parcel. The existing buildings will not be located in conformity with the requirements of the Zoning By-law, as shown on plans filed with the Committee.

RELIEF REQUIRED:

In order to proceed, the Owners require the Authority of the Committee for Minor Variances from the Zoning By-law as follows:

A-00364: 1216 Ridgemont Ave., Parts 3 & 4 on Draft 4R-Plan, existing detached dwelling

- a) To permit a reduced westerly interior side yard setback of 0.18 metres for an accessory structure, whereas the By-law requires a minimum interior side yard setback of 0.6 metres.

A-00365: 1663 & 1665 Bank St., Parts 1 & 2 on Draft 4R-Plan, existing commercial buildings

- b) To permit a reduced rear yard setback of 1.0 metre (1665 Bank St.), whereas the By-law requires a minimum rear yard setback of 7.5 metres for a principal building.
- c) To permit a reduced landscape buffer width of 0.75 metres (around a parking lot of 12 spaces), whereas the By-law requires a minimum landscape buffer width of 1.5 metres for a parking lot between 11 and 99 spaces.
- d) To permit a reduced landscaped area of 5.1% of the area of the parking lot or 24 square metres (around or in the parking lot), whereas the By-law requires a minimum of 15% of the area of any parking lot to must be provided as perimeter or interior landscaped area, which in this case is 76.5 square metres.

THE APPLICATIONS indicate that the Property is the subject of the above noted Consent applications under the *Planning Act*.

YOU ARE ENTITLED TO PARTICIPATE in the Committee of Adjustment Public Hearing concerning these applications because you are an assessed owner of one of the neighbouring properties. See *Annex A – Public Participation Details* below on providing written submissions or verbal comments in advance of the hearing, and how to register to speak at the hearing. The Committee asks that any presentations be limited to five minutes or less, and any exceptions will be at the discretion of the Committee Chair. You may require the Committee to hold the hearing as an oral (in person) hearing if you satisfy the Committee that holding the hearing as an electronic hearing is likely to cause you significant prejudice. To do so, you must provide written submissions to the Committee at least 48 hours in advance of the hearing.

IF YOU DO NOT PARTICIPATE in this Public Hearing, it may proceed in your absence and, except as otherwise provided in the *Planning Act*, you will not be entitled to any further notice in the proceedings. If you have specific comments regarding these applications, you may submit a letter to the Secretary-Treasurer of the Committee at the address shown below, and such written submissions shall be available for inspection by any interested person. Information you choose to disclose in your correspondence, including your personal information, will be used to receive your views on the relevant issues to enable the Committee to make its decision on this matter. The information

provided will become part of the public record. Every attempt should be made to file your submission five days prior to the Public Hearing date.

A COPY OF THE DECISION of the Committee will be sent to the applicant/agent, and to each person who appeared in person or who was represented at the Public Hearing AND who filed with the Secretary Treasurer a written request to receive the decision. This will also entitle you to be advised of a possible Local Planning Appeal Tribunal Hearing. Even if you are the successful party, you should request a copy of the Decision since the Committee of Adjustment's Decision may be appealed to the Local Planning Appeal Tribunal by the Applicant or another member of the public.

ADDITIONAL INFORMATION regarding these applications is available online at <https://ottawa.ca/en/planning-development-and-construction/committee-adjustment>, by navigating to "Public Hearings" and selecting the Panel 2 agenda under the applicable Hearing date. The website also contains additional information about the mandate of the Committee and its processes.

DATED: February 1, 2021

Committee of Adjustment
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Annex A - Public Participation Details

Remote Participation – Committee Members, Staff and General Public

City facilities are temporarily closed to help stop the spread of COVID-19. Although in-person Committee of Adjustment hearings have been postponed until further notice, there are several ways in which the general public can participate in this electronic hearing.

The chosen technology for this hearing is Zoom (<https://zoom.us/>) which allows for participation by computers and mobile devices. To reduce the number of participants in the electronic hearing and to allow for a more efficient process, the general public will be asked to participate by viewing the webcast via the Committee of Adjustment YouTube channel at <https://www.youtube.com/channel/UCZ9Z3-VJcSMSqrWRORMIRiQ>. You can also contact cofa@ottawa.ca to obtain the link.

Submit comments in writing: submit comments in writing, by email, to cofa@ottawa.ca. Comments received **by noon (12 p.m.) the Monday before the hearing** will be provided to Committee Members prior to the hearing. Comments received after this time will be forwarded to Committee Members as soon as possible but may not be received by Committee Members prior to the hearing.

Submit verbal comments in advance of the hearing (Prior to noon (12 p.m.) the Monday before the hearing) you may call the Coordinator to have comments transcribed (contact details below).

Register to Speak at the Committee Hearing prior to 4 p.m. the Monday before the hearing, by phone or e-mail by contacting the Coordinator (contact details below).

Details for those wishing to make visual presentations to the Committee can be provided to you upon request, by email.

Upon receipt of your registration to speak at the hearing, delegates will be provided the Zoom hearing details and password prior to the hearing.

For more information, please contact the Coordinator by e-mail at cofa@ottawa.ca or (613) 580-2436.