

NOTICE OF HEARING
Pursuant to the Ontario *Planning Act*

Consent Applications

Panel 1
Wednesday, June 7, 2023
1 p.m.

**Ben Franklin Place, Main Floor Chamber, 101 Centrepointe Drive, and by
videoconference**

**Owners 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 Nos.: D08-01-23/B-00120 to D08-01-23/B-000123
Application(s): Consent under section 53 of the *Planning Act*
Owner(s)/Applicant(s): 1000308732 Ontario Inc.
Property Address: 257, 259, 261 and 263 Glynn Avenue
Ward: 13 – Rideau-Rockcliffe
Legal Description: Lot 74 and Part of Lot 73, Plan 441
Zoning: R3A
Zoning By-law: 2008-250

APPLICANT’S PROPOSAL AND PURPOSE OF THE APPLICATION(S):

The Owner wants to subdivide their property into four separate parcels of land for the construction of two long semi-detached dwellings. The existing dwelling is to be demolished.

CONSENT IS REQUIRED FOR THE FOLLOWING:

The Owner requires the Committee’s consent to subdivide the property and to grant the use of and rights in land for easements/ rights of way and a joint-use and maintenance agreement. The property is shown as Parts 1 to 8 on a Draft 4R-Plan filed with the applications and the separate parcels will be as follows:

File No.	Frontage	Depth	Area	Part No.	Municipal Address
B-00120	9.65 m	13.45 m	130.0 sq. m	1 and 2	257 Glynn Avenue
B-00121	1.78 m	31.69 m	232.1 sq. m	3 and 4	259 Glynn Avenue
B-00122	9.65 m	13.54 m	130.6 sq. m	7 and 8	263 Glynn Avenue
B-00123	1.78 m	31.69 m	231.5 sq. m	5 and 6	261 Glynn Avenue

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

- Over Part 1 in favour of Parts 3 and 4 to provide access to and location of gas and hydro meters.
- Over Part 4 in favour of Parts 5 and 6 to provide vehicular access to rear yard parking.
- Over Part 4 in favour of Parts 1, 2, 5, 6, 7 and 8 to provide pedestrian access to unit entrances.
- Over Part 8 in favour of Parts 5 and 6 to provide access to and location of gas and hydro meters.
- Over Part 5 in favour of Parts 3 and 4 to provide vehicular access to rear yard parking.
- Over Part 5 in favour of Parts 1, 2, 3, 4, 7 and 8 to provide pedestrian access to unit entrances.

THE APPLICATION indicates that the Property is not the subject to any other current application under the *Planning Act*.

IF YOU DO NOT PARTICIPATE in the hearing, it may proceed in your absence, and you will not receive any further notice 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, submit a written request to the Committee.

FOR MORE INFORMATION about this matter, contact the Committee (see contact information below, including email address, telephone number, website and QR code).

ALL SUBMITTED INFORMATION BECOMES PUBLIC

In accordance with the [Planning Act](#), the [Municipal Act](#) and the [Municipal Freedom of Information and Protection of Privacy Act](#), a written submission 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, 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.

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.

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 consents to sever land and minor variances from the zoning requirements.

DATED: May 23, 2023



Ce document est également offert en français.

Committee of Adjustment
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