

NOTICE OF HEARING

Pursuant to the Ontario *Planning Act*

Minor Variance(s) Permission Application(s)

Panel 2
Tuesday June 6, 2023
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 Nos.: D08-02-23/A-00101
Application(s): Minor Variance Permission under section 45 of the
Planning Act
Owner(s)/Applicant(s): Yang Liu & Ran Hao
Property Address: 3954 Shirley Avenue
Ward: 22-Riverside South-Findlay Creek
Legal Description: Part of Lot 15 Concession 1 (Rideau Front) former
Geographic Township of Gloucester
Zoning: R1AA
Zoning By-law: 2008-250

APPLICANT(S)'S PROPOSAL / PURPOSE OF THE APPLICATION(S):

The Owner wants to construct a new detached dwelling, as shown on plans filed with the Committee. The existing dwelling will be demolished.

REQUESTED VARIANCES:

The Owner(s)/Applicant(s) require(s) the Committee's authorization for a Minor Variance from the Zoning By-law to permit a building or structure to be located 21.07 metres from the normal high-water mark of the Rideau River, whereas the By-law states, that no building or structure shall be located closer than 30 metres from the normal high-water mark of any watercourse or water body.

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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