

NOTICE OF HEARING
Pursuant to the Ontario *Planning Act*

Consent Applications

Panel 2
Tuesday July 18, 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-00143, D08-01-23/B-00144,
D08-01-23/B-00145, D08-01-23/B-00159

Applications Consent under section 53 of the *Planning Act*

Owner: Nemorin Group Limited

Property Address: 1568 Meadowbrook Road

Ward: 11 – Beacon Hill-Cyrville

Legal Description: Part of Lot 22 Concession 2 (Ottawa Front) , Geographic Township of Gloucester

Zoning: R2N [2871]

Zoning By-law: 2008-250

APPLICANT’S PROPOSAL AND PURPOSE OF THE APPLICATIONS:

The Owner wants to subdivide their property into four separate parcels of land for the construction of four, long semi-detached dwellings, each with an additional dwelling unit. The existing dwelling and detached garage will be demolished.

CONSENT IS REQUIRED FOR THE FOLLOWING:

The Owner requires the Committee’s consent for Conveyances. The property is shown as Parts 1-16 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-00143	9.915 m	36.59m	362.79 sq. m	1, 2, 9 & 10	1568 & 1570 Meadowbrook Proposed long semi-detached dwelling
B-00144	9.915 m	36.59 m	362.79 sq. m	3, 4, 11 & 12	1572 & 1574 Meadowbrook Proposed long semi-detached dwelling
B-00145	9.915 m	36.59 m	362.79 sq. m	5, 6, 13, 14	1576 & 1578 Meadowbrook Proposed long semi-detached dwelling
B-00159	9.915 m	36. m	362.89 sq. m	7,8,15,16	1580 & 1582 Meadowbrook Proposed long semi-detached dwelling

It is proposed to establish an easement/right-of-way as follows:

Easement over Parts 2 and 10 in favour of 3, 4, 11 and 12 for vehicular and pedestrian access

Easement over Parts 3 and 11 in favour of 1, 2, 9 and 10 for vehicular and pedestrian access.

Easement over Parts 6 and 14 in favour of Parts 7, 8, 15 and 16 for vehicular and pedestrian access.

Easement over Parts 7 and 15 in favour of Parts 5, 6, 13 and 14 for vehicular and pedestrian access.

THE PROPERTY IS THE SUBJECT of a Zoning By-law Amendment application (File No. ACS2023-PRE-PS-0047) 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: July 4, 2023



Ce document est également offert en français.

Committee of Adjustment
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