

**NOTICE OF HEARING**  
Pursuant to the Ontario *Planning Act*

**Consent Applications**

**Panel 1**  
**Wednesday, September 20th, 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 No.:** D08-01-23/B-00194 & D08-01-23/B-00220  
**Application(s):** Consent under section 53 of the *Planning Act*  
**Owner/Applicant:** Mohammed Ibrahim  
**Property Address:** 284 Dovercourt Avenue  
**Ward:** 15 - Kitchissippi  
**Legal Description:** Lot 23, Registered Plan 310  
**Zoning:** R3S  
**Zoning By-law:** 2008-250

**APPLICANT'S PROPOSAL AND PURPOSE OF THE APPLICATION:**

The Owner wants to subdivide the property into two separate parcels to establish separate ownerships for each half of an existing long semi-detached dwelling.

**CONSENT IS REQUIRED FOR THE FOLLOWING:**

The Owner requires the Committee's consent to subdivide the property and to establish easements/rights 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:

File No.	Frontage	Depth	Area	Part No.	Municipal Address
B-00194	2.8 m	31.09 m	217.8 sq. m	3 and 4	284C & 284D Dovercourt Ave.
B-00220	7.56 m	13.81 m	104.3 sq. m	1 and 2	284A & 284B Dovercourt Ave.

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

- Over Part 4 in favour of Parts 1 and 2 to provide access.
- Over Part 2 in favour of Parts 3 and 4 to provide access

**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](mailto: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](mailto: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: September 5, 2023



*Ce document est également offert en français.*

**Committee of Adjustment**  
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