

NOTICE OF HEARING

Pursuant to the Ontario *Planning Act*

Consent Application

Panel 2
Tuesday, October 3, 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.

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|---------------------------|--|
| File Nos.: | D08-01/B-00109 & D08-01/B-00223 |
| Applications: | Consent under section 53 of the <i>Planning Act</i> |
| Owner/Applicant: | Wesley Clover International Corporation |
| Property Address: | 105 Helmsdale Drive, 340 Terry Fox Drive |
| Ward: | 4 – Kanata North |
| Legal Description: | Part of Block 4, Plan 4M-642, being Parts 2, 3 & 4 on 4R-14329, Kanata; Part of Block 4, Plan 4M-642, being Part 1 on 4R-14329 |
| Zoning: | IG [1525] |
| Zoning By-law: | 2008-250 |

APPLICANT'S PROPOSAL / PURPOSE OF THE APPLICATION:

The subject property comprises two parcels known municipally as 340 Terry Fox Drive, which contains an office building and surface parking, and 105 Helmsdale Drive, which contains part of a surface parking area and vacant land.

The Owner wants to convey the portion of its property at 105 Helmsdale Drive containing surface parking to 340 Terry Fox Drive.

On June 20, 2023, Consent Application D08-01-23/B-00109 was adjourned for the Owner to provide the City with more information on stormwater management for both lots. The Owner has since revised its plans.

CONSENT IS REQUIRED FOR THE FOLLOWING:

The Owner requires the Committee's consent for a lot line adjustment and a grant of easement.

The severed land, shown as Part 1 on a draft 4R-Plan filed with the application, will contain an area of 2,653 square metres. This land contains surface parking and will merge with the parcel to the east, known municipally as 340 Terry Fox Drive.

The retained land, being Part 5 on Plan 4R-14329 save and except Part 1 on the draft 4R-Plan, will have a frontage of 186.42 metres on Helmsdale Drive, an irregular depth of 201.3 metres and will contain a lot area of 21,603 square metres. This parcel will be known as 105 Helmsdale Drive.

It is also proposed to establish an easement over Part 5 on Plan 4R-14329 save and except Part 1 on the draft 4R-Plan, in favour of 340 Terry Fox Drive, for drainage purposes (D08-01-23/B-00223).

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 of Adjustment at the address, email address, website or QR code below.

ALL SUBMITTED INFORMATION BECOMES PUBLIC

In accordance with the *Planning Act*, the *Municipal Act* and the *Municipal Freedom of Information and 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: Septembre 19, 2023



Ce document est également offert en français.

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