

NOTICE OF HEARING
Pursuant to the Ontario *Planning Act*

Consent Applications

Panel 2
Tuesday, September 19, 2023
1:00 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.: D08-01-23/B-00126 to D08-01-23/B-00129
Application(s): Consent under section 53 of the *Planning Act*
Owner(s)/Applicant(s): Ehsan Forouzandeh
Property Address: 884 Byron Avenue
Ward: 7 - Bay
Legal Description: Part of Lots 33 and 34, Registered Plan 317
Zoning: R4UB [2493]
Zoning By-law: 2008-250

APPLICANT'S PROPOSAL / PURPOSE OF THE APPLICATIONS:

The Owner wants to subdivide the property into four separate parcels of land for the construction of two long semi-detached dwellings, with one dwelling unit each containing a secondary dwelling unit, on each new parcel.

CONSENT IS REQUIRED FOR THE FOLLOWING:

The Owner requires the Committee's consent to sever the property and to grant easements. The property is shown as Parts 1 to 10 on a Draft 4R-Plan filed with the application and the separate parcels will be as follows:

File No.	Frontage	Depth	Area	Part Nos.	Municipal Address
B-00126	9.59m	Irregular	208.5 sq. m	1, 2 and 10	884 & 884B Byron
B-00127	1.60m	Irregular	219.8 sq. m	3 & 4	886 & 886B Byron
B-00128	9.27 m	irregular	249.2 sq. m	6, 7 and 9	880 & 880B Byron
B-00129	1.60 m	irregular	239.9 sq. m	5 & 8	882 & 882B Byron

It is proposed to establish Easements/Rights-of-way as follows:

- Over Parts 4 & 5 in favour of Parts 6, 7 and 9 to provide vehicular access and parking.
- Over Part 4 in favour of Parts 5 & 8 to provide vehicular access and parking.
- Over Parts 4 & 5 in favour of Parts 1, 2 and 10 to provide vehicular access and parking.
- Over Part 5 in favour of Parts 3 & 4 to provide vehicular access and parking.

The application indicates that the Property is not the subject of 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: September 5, 2023



Ce document est également offert en français.

Committee of Adjustment
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