

## NOTICE OF HEARING

Pursuant to the Ontario *Planning Act*  
Consent Applications

Panel 2  
Tuesday, November 14, 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.*

<b>File Nos.:</b>	D08-01-23/B-00203 & D08-01-23/B-00262
<b>Applications:</b>	Consent under section 53 of the <i>Planning Act</i> Permission under section 45 of the <i>Planning Act</i>
<b>Owner/Applicant:</b>	Luke Shannon
<b>Property Address:</b>	2199 Boyer Road
<b>Ward:</b>	2 – Oréans West-Innes
<b>Legal Description:</b>	Part of Lot 4 Consession 2 (Ottawa Front), Geographic Township of Gloucester
<b>Zoning:</b>	R2N
<b>Zoning By-law:</b>	2008-250

### APPLICANT'S PROPOSAL / PURPOSE OF THE APPLICATIONS:

The Owner wants to subdivide their property into two separate parcels of land for the construction of a long semi-detached dwelling, with secondary dwelling units.

### CONSENT IS REQUIRED FOR THE FOLLOWING:

The Owner requires the Committee's consent to sever, grant of easement/right-of-way, and a maintenance and joint-use agreement. The property is shown as Parts 1 through 5 on a Draft 4R-Plan filed with the applications and the separate parcels will be as follows:

Table 1 Proposed Parcels

File No.	Frontage	Depth	Area	Part No.	Municipal Address
B-00203	8.58 m	Irregular depth of 14.96 m	157sq. m	1, 2, & 5	2199 Boyer Road
B-00262	2.60 m	Irregular depth of 35.96 m	308 sq. m	3 & 4	2201 Boyer Road

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

- Easement over Part 4 in favor of part 1, 2 & 5 for access, vehicle and bicycle parking and amenity space.
- Easement over Part 2 & 5 in favor of part, 3 & 4 for pedestrian access and a shared stairway.

The applications indicate Part 5 is a stratified easement.

**THE APPLICATIONS** also 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 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](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: October 31, 2023



*Ce document est également offert en français.*

**Committee of Adjustment**  
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