

## NOTICE OF HEARING

Pursuant to the Ontario *Planning Act*

### Consent Application

Panel 3  
Tuesday February 6, 2024  
9 a.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-00325  
**Application(s):** Consent under section 53 of the *Planning Act*  
**Owner(s)/Applicant(s):** 2491929 Ontario Inc.  
**Property Address:** 5762 Hazledean Road  
**Ward:** 6 - Stittsville  
**Legal Description:** Block 21, Plan 4M-1696  
**Zoning:** AM9 [2640] S416  
**Zoning By-law:** 2008-250

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

The Owner wants to subdivide their property into two separate parcels of land to create one new lot for a proposed gas bar, car wash and convenience store.

### CONSENT IS REQUIRED FOR THE FOLLOWING:

The Owner requires the Committee's consent to sever land. The property is shown as Parts 1 to 3 on a Draft 4R-Plan filed with the application and the separate parcels will be as follows:

The severed land, shown as Part 1 & 2 on the draft 4R-Plan filed with the application, will have a frontage of 168.46 metres, an irregular depth and a lot area of 1.34 hectares. This parcel is currently vacant and will be known as 5762 Hazeldean Road.

The retained land, shown as Part 3 on the draft 4R-Plan filed with the application, will have a frontage of 32.49 metres, a depth of 72.01 metres and a lot area of 0.31 hectares. This parcel will contain a gas bar, car wash and convenience store and will be known as 5758 Hazeldean Road.

It is proposed to create an easement over Part 2 on the draft 4R-Plan in favour of the retained lands (Part 3), for vehicular and pedestrian access.

The application indicates the property is subject to easements as in OC2563100 as OC2563611.

The applications indicate that the property is not the subject of any other current applications 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: January 23, 2024



*Ce document est également offert en français.*

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