

NOTICE OF HEARING

Pursuant to the Ontario *Planning Act*

Consent and Minor Variance Applications

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.: D08-02-23/A-00296-297 & D08-01-23/B-00323-324
Applications: Consents under section 53 of the *Planning Act* and
Minor Variances under section 45 of the *Planning Act*
Owners/Applicants: KASF Reality Holdings Corp.
Property Address: 1929 8th Line Road
Ward: 20 - Osgoode
Legal Description: Part of Lot 12, Concession 8
Zoning: RU and O1O
Zoning By-law: 2008-250

APPLICANTS PROPOSAL / PURPOSE OF THE APPLICATIONS:

The Owner wants to subdivide their property into three separate parcels of land to create two new parcels for residential development. The existing dwelling will remain on one parcel and the existing unoccupied livestock facility will remain on one parcel.

CONSENT IS REQUIRED FOR THE FOLLOWING:

The Owner requires the Committee's consent to sever land. The property is shown on a sketch filed with the applications and the separate parcels will be as follows:

Table 1 Proposed Parcels

File No.	Frontage	Depth	Area	Municipal Address
B-00323	123 metres	113 metres	1.37 hectares	1929 8 th Line Road (existing dwelling)
B-00324	75 metres	203 metres	1.5 hectares	8225 Forest Green Crescent (existing unoccupied livestock facility)

The retained land is shown on said sketch, and will have a frontage of 56 metres, a depth of 460 metres, and an area of 17.1 hectares. This lot will be known municipally as 8235 Forest Green Crescent.

The application indicates the property is subject to an existing easement OS21743 amended by OS22666.

Approval of these applications will have the effect of creating separate parcels of land that will not be in conformity with the requirements of the Zoning By-law and therefore, minor variance applications (D08-02-23/A-00296 & D08-23/A-00297) have been filed and will be heard concurrently with these applications.

REQUESTED VARIANCES:

The Owners/Applicants require the Committee's authorization for minor variances from the Zoning By-law as follows:

A-00296: 1929 8th Line Road, Existing detached dwelling.

- a) To permit a minimum distance separation setback of 75 metres, whereas the Zoning By-law requires a minimum distance separation of 138 metres between the existing unoccupied livestock facility and the existing dwelling.

A-00297: 8225 Forest Green Crescent

- b) To permit a reduced lot area of 1.5 hectares, whereas the By-law requires a minimum lot area of 2 hectares for an agricultural use lot.

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: January 23, 2024



Ce document est également offert en français.

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