

NOTICE OF HEARING

Pursuant to the Ontario *Planning Act*

Consent Applications

Panel 1

Wednesday, February 21, 2024

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-00355 & D08-01-23/B-00356
Application(s): Consent under section 53 of the *Planning Act*
Owner(s)/Applicant(s): Larchwood Urban Developments Inc.
Property Address: 241 Breezehill Avenue
Ward: 15 - Kitchissippi
Legal Description: Lot 58, Registered Plan 90855
Zoning: R2R
Zoning By-law: 2008-250

APPLICANTS'S PROPOSAL / PURPOSE OF THE APPLICATIONS:

The Owner wants to subdivide their property into two separate parcels of land to create separate ownership for each half of the existing long semi-detached dwelling.

CONSENT IS REQUIRED FOR THE FOLLOWING:

The Owner requires the Committee consent to sever the land and to grant the rights for easements/rights of way.

The property is shown as Parts 1 to 6 on a Draft 4R-Plan 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-00355	9.03 m	17.18 m	153.8 sq. m	1 & 2	241A Breezehill Avenue
B-00356	3.15 m	42.9 m	365.9 sq. m	3, 4, 5,6	241B Breezehill Avenue

It is proposed to establish an easement/right-of-way as follows:

- Over Part 2 in favour of Part 3, 4, 5 and 6 for pedestrian access.
- Over Part 4 favour of Parts 1 and 2 for vehicle and pedestrian access.
- Over Part 5 in favour of Parts 1 and 2 for vehicle parking.

THE APPLICATIONS indicate 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 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: February 6, 2024



Ce document est également offert en français.

Committee of Adjustment
City of Ottawa
101 Centrepointe Drive
Ottawa ON K2G 5K7
Ottawa.ca/CommitteeofAdjustment
cofa@ottawa.ca
613-580-2436



Comité de dérogation
Ville d'Ottawa
101, promenade Centrepointe
Ottawa ON K2G 5K7
Ottawa.ca/Comitedederogation
cded@ottawa.ca
613-580-2436