

NOTICE OF HEARING

Pursuant to the Ontario *Planning Act*

Consent Applications

Panel 1

Wednesday, February 21, 2024

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.

File Nos.: D08-01-24/B-00004 & D08-01-24/B-00005
Application: Consent under section 53 of the *Planning Act*
Owner/Applicant: Riverain Developments Inc.
Property Address: 280 and 300 Montgomery Street
Ward: 12 – Rideau-Vanier
Legal Description: Part of Lots 1, 2, 4, 6, 8, 10, 32, 33, 34, 35, Registered Plan 49 and Part of Lot 14, Registered Plan 51 and Part of Lot 7, Concession Junction Gore, Geographic Township of Gloucester
Zoning: TM3[2719] S441
Zoning By-law: 2008-250

APPLICANT'S PROPOSAL / PURPOSE OF THE APPLICATIONS:

The Owner wants to establish access easements over portions of its property as part of a 3-phase, mixed-use development.

CONSENT IS REQUIRED FOR THE FOLLOWING:

The Owner requires the Committee's consent to grant the rights for easements/rights-of-ways, mortgage/ partial discharge of mortgage and joint-use and maintenance agreement.

The property is shown as Parts 1 through 5 on a Draft 4R-Plan filed with the applications. It is proposed to establish the easements/rights-of-ways as follows:

24B-00004: 280 Montgomery Street (Development Phase 1), Parts 1, 2 & 3 on Draft 4R-Plan.

- Over Parts 1 & 2 on the Draft Reference Plan, in favour of 300 Montgomery Street (Development Phase 3), being Part 4 on 4R-34900.
- Over Parts 1 & 2 on the Draft Reference Plan, in favour of 3 Selkirk Street (Development Phase 2), being Part 3 on 4R-34900.

24B-00005: 300 Montgomery Street (Development Phase 3), Parts 4 & 5 on Draft 4R-Plan.

- Over Part 4 on the Draft Reference Plan, in favour of 280 Montgomery Street (Development Phase 1), being Parts 1 & 2 on 4R-34900.
- Over Part 4 on the Draft Reference Plan, in favour of 3 Selkirk Street (Development Phase 2), being Part 3 on 4R-34900.

The application indicates that the property is subject to existing easements as set out in Instrument No N704449 as well as mutual blanket easements for surface access over the Phase 1 Lands (Parts 1 and 2 on Plan 4R-34900) between 2799338 Ontario Inc. and Riverain Developments Inc. as set out in Instrument Nos. OC2659191 and OC2659193.

THE APPLICATIONS also indicate that the property is subject to a current site plan control application (Phase 3 Lands, (D07-12-23-0087) 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

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