

## NOTICE OF HEARING

Pursuant to the Ontario *Planning Act*

### Consent Applications

Panel 2  
Tuesday, February 6, 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.:** D08-01-23/B-00226 & D08-01-23/B-00227  
**Applications:** Consent under section 53 of the *Planning Act*  
**Owner/Applicant:** 3150 Hawthorne Road Limited  
**Property Address:** 3150, 3160 and 3170 Hawthorne Road  
**Ward:** 10 - Gloucester-Southgate  
**Legal Description:** Part of Lot 2, Concession 5 (Rideau Front) former Geographic Township of Gloucester  
**Zoning:** IG3  
**Zoning By-law:** 2008-250

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

The Owner wants to subdivide their property into two separate parcels of land. Each parcel will contain existing industrial buildings.

At its hearing on October 17, 2023, the Committee adjourned the application to allow time for the applicant to discuss concerns with the City's Planning Department. At its hearing on October 31, 2023, the Committee adjourned the applications to allow the applicant to revise their applications and provide an updated draft 4R-plan. The applicant has submitted the revised documents and wishes to proceed with their applications.

**CONSENT IS REQUIRED FOR THE FOLLOWING:**

The Owner requires the Committee's consent to sever the property and to grant the use of and rights in land for easements/rights of way and joint-use and maintenance agreements. The property is shown as Parts 1 - 10 on a draft 4R-plan and the separate parcels will be as follows:

The severed land, Parts 4, 5, 6, 9 and 10 shown on the 4R-plan, will have a frontage of 73.28 metres, an irregular depth and lot area of 11,250.3 square metres. This parcel of land will be known municipally as 3160 & 3170 Hawthorne Road (existing industrial building).

The retained land, shown as Part 1, 2, 3, 7 and 8 shown on the 4R-plan, will have a frontage of 64.89 metres, an irregular depth, and lot area of 8,508.5 square metres. This parcel of land will be known municipally as 3150 Hawthorne Road (existing industrial building).

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

- Over Part 2 in favour of Parts 4, 5, 6, 9 and 10 for vehicular and pedestrian access.
- Over Part 4 in favour of Parts 1, 2, 3, 7 & 8 for vehicular and pedestrian access.

The applications indicate that the property is subject to existing easements LT641531 and LT1195262.

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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