

## NOTICE OF HEARING

Pursuant to the Ontario *Planning Act*

### Consent and Minor Variance Applications

Panel 3  
Tuesday, March 5, 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.:** D08-01-24/B-00008 and D08-02-24/A-00008  
**Applications:** Consent under section 53 of the *Planning Act*  
Minor Variance section 45 of the *Planning Act*  
**Owner/Applicant:** OttawaWest Development Inc.  
**Property Address:** 6435 Fallowfield Road  
**Ward:** 21 – Rideau - Jock  
**Legal Description:** Part of Lot 21, Concession 8, Geographic Township of Goulbourn  
**Zoning:** RU  
**Zoning By-law:** 2008-250

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

The Owner wants to subdivide the property into two separate parcels of land for residential development. It is proposed to construct a new detached dwelling on each parcel. The existing equestrian facility will remain on one parcel and the existing dwelling and detached garage will be demolished.

**CONSENT IS REQUIRED FOR THE FOLLOWING:**

The Owner requires the Committee's consent to sever the land.

The severed land, shown as Parcel 1 on a sketch filed with the application, will have a frontage of 184.16 metres, an irregular depth of 747.75 metres, and a lot area of 30.52 hectares. This parcel contains the existing dwelling and equestrian facility and is known municipally as 6435 Fallowfield Road.

The retained land, shown as Parcel 2 on said sketch, will have a frontage of 112.91 metres, an irregular depth of 128.46 metres, and a lot area of 1.46 hectares. This parcel will be municipally known as 6405 Fallowfield Road.

The proposed development on the retained land will not be in conformity with the requirements of the Zoning By-law and therefore, a minor variance application (File No. D08-02-24/A-00008) has been filed and will be heard concurrently with this application.

**REQUESTED VARIANCES:**

The Owner/Applicant requires the Committee's authorization for minor variances from the Zoning By-law as follows:

- a) To permit a reduced setback of 25 metres from lands zoned ME2 for a new dwelling, whereas the By-law requires a minimum setback of 150 metres from lands zoned ME2 for a new dwelling.
- b) To permit a reduced setback of 81.35 metres from lands zoned ME3 for a new dwelling, whereas the By-law requires a minimum setback of 150 metres from lands zoned ME3 for a new dwelling.

**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 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: February 20, 2024



*Ce document est également offert en français.*

**Committee of Adjustment**  
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