

## NOTICE OF HEARING

Pursuant to the Ontario *Planning Act*

### Consent Application

Panel 1

Wednesday, December 13, 2023

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 No.:** D08-01-23/B-00274  
**Application:** Consent under section 53 of the *Planning Act*  
**Owners/Applicants:** Benoit Paquet, Christina Zozula and Kevin Rodrigues  
**Property Address:** 304 A & B Iona Street  
**Ward:** 15 – Kitchissippi  
**Legal Description:** Lot 38, Plan 364  
**Zoning:** R3R  
**Zoning By-law:** 2008-250

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

The Owners want to subdivide their property into two separate parcels of land to establish separate ownership for each half of the existing semi-detached dwelling.

In September 2021, the Committee granted Consent Applications (D08-01-21/B-00210-211) to subdivide this property, which were not completed within statutory timelines.

### CONSENT IS REQUIRED FOR THE FOLLOWING:

The Owners require the Committee's consent to sever the land, and for a mortgage/partial discharge of mortgage and a joint-use and maintenance agreement.

The property is shown as Parts 1 and 2 on a Draft 4R-Plan filed with the application and the separate parcels will be as follows:

Table 1 Proposed Parcels

File No.	Frontage	Depth	Area	Part No.	Municipal Address
B-00274	6.54 m	33.08 metres (irregular)	214.0 sq. m	1	304A Iona Street
(Retained)	6.54 m	32.16 m (irregular)	208.0 sq. m	2	304B Iona Street

**THE PROPERTY IS THE SUBJECT** of a Consent Application (File D08-01-21/B-00210 & B-00211) and Minor Variance Application (File D08-02-21/A-00195 & A-00196) 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: November 29, 2023



*Ce document est également offert en français.*

**Committee of Adjustment**  
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