

NOTICE OF HEARING

Pursuant to the Ontario *Planning Act*

Consent Applications

Panel 2
Tuesday, October 17, 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 Nos.:	D08-01-23/B-00226 to B-00229
Applications:	Consent under section 53 of the <i>Planning Act</i>
Owner/Applicant:	3150 Hawthorne Road Limited
Property Address:	3150, 3160 and 3170 Hawthorne Road
Ward:	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 four separate parcels of land. Two parcels will contain existing industrial buildings and the other two parcels will be vacant.

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 to 10 on a Draft 4R-Plan, Parts 5 and 6 on Plan 4R-6866, and Parts 9

and 10 on Plan 4R-19605, all filed 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-00226	148.06 m	(irregular)	5,886.8 sq. m	1 to 4 on Draft 4R-Plan	3150 Hawthorne Road (existing industrial building)
B-00227	64.68 m	77.38 m (irregular)	3,044.9 sq. m	5, 9 & 10 on Draft 4R-Plan	3160 Hawthorne Road (existing industrial building)
B-00228	8.6 m	122.41 m (irregular)	8,171.9 sq. m	6, 7 & 8 on Draft 4R- Plan and 9 & 10 on 4R-19605	3170 Hawthorne Road (vacant)
B-00229	66.13 m	41.94 m (irregular)	2,621.1 sq. m	5 & 6 on Plan 4R-6866	1420 Ages Drive (vacant)

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

- Over Part 2 on the Draft 4R-Plan in favour of Parts 5, 9 & 10 on the Draft 4R-Plan (3160 Hawthorne Road) and Parts 6 & 8 on the Draft 4R-Plan and Parts 9 & 10 on Plan 4R-19605 (3170 Hawthorne Road) for vehicular access.
- Over Part 4 on the Draft 4R-Plan in favour of Parts 5 & 6 on Plan 4R-6866 (1420 Ages Drive) for vehicular access.
- Over Part 10 on the Draft 4R-Plan in favour of Parts 1 to 4 on the Draft 4R-Plan (3150 Hawthorne Road) and Parts 6, 7 & 8 on the Draft 4R-Plan and Parts 9 & 10 on Plan 4R-19605 (3170 Hawthorne Road) for vehicular 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 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: October 3, 2023



Ce document est également offert en français.

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