

NOTICE OF HEARING

Pursuant to the Ontario *Planning Act*

Consent and Minor Variance Applications

Panel 3
Tuesday, April 2, 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-00024-00025
D08-02-24/A-00029-00030

Applications: Consent under section 53 of the *Planning Act*
Minor Variance under section 45 of the *Planning Act*

Owners/Applicants: T & L Carroll Holdings Inc.

Property Address: 3160 Carp Road

Ward: 5 – West Carleton-March

Legal Description: Part of Lots 11 & 12, Concession 2;
Geographic Township of Huntley

Zoning: RC9

Zoning By-law: 2008-250

APPLICANT'S PROPOSAL / PURPOSE OF THE APPLICATIONS:

The Owner wants to subdivide their vacant property into two separate parcels of land, as shown on plans filed with the applications. One new lot will be developed for commercial/industrial use and the other lot will be used for a future subdivision.

CONSENT IS REQUIRED FOR THE FOLLOWING:

The Owner requires the Committee’s consent to sever land and to grant an easement/right of way.

The property is shown on a sketch filed with the application, with the separate parcels shown as “severed” and “retained”. The separate parcels will be as follows:

Table 1 Proposed Parcels

File No.	Frontage	Depth	Area	Municipal Address
B-00024	119.45 m	117.6	1.53 ha.	3112 Carp Road. (“severed”)
B-00025	62.24 m	491.19 m	21.49	3160 Carp Road. (“retained”)

It is proposed to establish an easement/right of way for access on the retained land in favour of the severed land.

The application indicates that a 30-centimetre reserve across the entire street frontage of the severed land will be conveyed to the City.

The application also indicates that the property is subject to existing easements as set out in instruments N358106 and N661110.

Approval of these applications will have the effect of creating separate parcels of land that will not be in conformity with the requirements of the Zoning By-law and therefore, minor variance applications (File Nos A-00029-00030) have been filed and will be heard concurrently with this these applications.

REQUESTED VARIANCES:

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

A-00029: 3112 Carp Road

- a) To permit a lot to developed that abuts an improved public street for 0.0 metres, whereas the By-law states that no person shall develop or otherwise use any lot unless that land abuts an improved public street for at least for at least 3.0 metres.

- b) To permit the severance of land that abuts an improved public street for 0.0 metres, whereas the By-law states that no person shall sever any land unless the severed and retained land each abut to a street.
- c) To permit the southeastern lot line to be considered the front lot line, whereas the By-law states, in part, that the front lot line is the lot line that abuts a street for the shortest distance.

A-00030: 3160 Carp Road

- d) To permit a reduced lot width of 26.0 metres, whereas the By-law requires a minimum lot width of 30.0 metres.

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: March 19, 2024



Ce document est également offert en français.

Committee of Adjustment
City of Ottawa
101 Centrepointe Drive
Ottawa ON K2G 5K7
[Ottawa.ca/CommitteeofAdjustment](https://ottawa.ca/CommitteeofAdjustment)
cofa@ottawa.ca
613-580-2436



Comité de dérogation
Ville d'Ottawa
101, promenade Centrepointe
Ottawa ON K2G 5K7
[Ottawa.ca/Comitedederogation](https://ottawa.ca/Comitedederogation)
cded@ottawa.ca
613-580-2436