

NOTICE OF HEARING

Pursuant to the Ontario *Planning Act*

Consent Applications

Panel 2

Tuesday, June 4, 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.: D08-01-24B-00079 to D08-01-24/B-00082
Application: Consent under section 53 of the *Planning Act*
Owner(s)/Applicant(s) Meant to be Homes Inc.
Property Address: 944 Woodroffe Avenue
Ward: 7 - Bay
Legal Description: Part of Lot 46, Registered Plan 293826
Zoning: R2G
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. for residential development It is proposed to construct two new long semi-detached dwellings, with one semi-detached unit on each of the newly created parcels. The existing dwelling will be demolished.

CONSENT IS REQUIRED FOR THE FOLLOWING:

The Owner requires the Committee's consent to sever land and to grant Easements/Rights-of-Ways. The subject property is shown as Parts 1-24 on the 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-00079	8.53 m	18.62 m	157.9 sq. m	17 & 21	946 A Woodroffe
B-00080	1.7 m	46.77 m	315.5 sq. m	12,13,14 15, 16, 18, 19, 20	946 B Woodroffe
B-00081	1.7 m	46.77 m	315.3 sq. m	2, 3, 4, 5, 6, 7, 9, 10, 11, 23, 24,	944 B Woodroffe
B-00082	8.37 m	18.62 m	156 sq. m	1 & 8 & 22	944 A Woodroffe

The applications indicate that it is proposed to establish easement/right-of-way as follows:

- Easement over Parts 1 & 22 in favor of Parts 2 to 7, 9 to 11, 23 and 24 for access and maintenance.
- Easement over Parts 2, 5, 23 & 24 in favor of Parts 1 to 8 and 22 for access and maintenance.
- Easement over Part 21 in favor of Parts 12 to 16 and 18 to 20 for access and maintenance.
- Easement over Part 20 in favor of Parts 17 and 21 for access and maintenance.
- Easement over Part 9 in favor of Parts 1, 8 and 12 to 22 for access and maintenance.
- Easement over Part 16 in favor of Parts 1 to 11, 17 and 21 to 24 for access and maintenance.

The application indicates that the property is subject to an existing easement as set out in instrument CR294218.

The subject property is not the subject of any other current application 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: May 17, 2024



Ce document est également offert en français.

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