

## NOTICE OF HEARING

Pursuant to the Ontario *Planning Act*

### Consent and Minor Variance Applications

Panel 3  
Tuesday, June 4, 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.:** D08-02-23/A-00296 & D08-01-23/B-00323-324  
**Applications:** Consents under section 53 of the *Planning Act* and  
Minor Variances under section 45 of the *Planning Act*  
**Owners/Applicants:** KASF Reality Holdings Corp.  
**Property Address:** 1929 8<sup>th</sup> Line Road  
**Ward:** 20 - Osgoode  
**Legal Description:** Part of Lot 12, Concession 8, Osgoode, being  
Parts 1 to 3 on Plan 4R-18176  
**Zoning:** RU and O1O  
**Zoning By-law:** 2008-250

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

The Owner wants to subdivide their property into three separate parcels of land. The existing dwelling, unoccupied livestock facility and accessory buildings will remain on one parcel, and the other two newly created parcels will be vacant.

On February 6, 2024, these applications were adjourned to allow the applicant time to revise the proposal. The applicant has since submitted revised documents and would like to proceed with the applications.

### **CONSENT IS REQUIRED FOR THE FOLLOWING:**

The Owner requires the Committee's consent to sever land. The property is shown on a sketch filed with the applications and the separate parcels will be as follows:

*Table 1 Proposed Parcels*

<b>File No.</b>	<b>Frontage</b>	<b>Depth</b>	<b>Area</b>	<b>Municipal Address</b>
B-00323	123 metres	215 metres (irregular)	2.18 hectares	1929 8 <sup>th</sup> Line Road (Existing dwelling, unoccupied livestock facility)
B-00324	75 metres	129 metres	1.12 hectares	8225 Forest Green Crescent (vacant)

The retained land is shown on said sketch, and will have a frontage of 56 metres, to an irregular depth, and will contain a lot area of 15.82 hectares. This parcel will be vacant and known municipally as 8235 Forest Green Crescent.

The application indicates the property is subject to an existing easement OS21743 amended by OS22666.

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, a minor variance application (D08-02-23/A-00296) has been filed and will be heard concurrently with these applications.

### **REQUESTED VARIANCES:**

The Owners/Applicants require the Committee's authorization for a minor variance from the Zoning By-law as follows:

#### **A-00296: 8225 Forest Green Crescent (vacant)**

- a) To permit a reduced Minimum Distance Separation setback of 68 metres, whereas the Zoning By-law requires a Minimum Distance Separation setback of 138 metres between the 0.5 hectare building area on this vacant parcel and the existing unoccupied livestock facility.

**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: May 17, 2024



*Ce document est également offert en français.*

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