

NOTICE OF HEARING

Pursuant to the Ontario *Planning Act*

Consent Application

Panel 2
Tuesday, May 14, 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.: D08-01-24/B-00069
Application: Consent under section 53 of the *Planning Act*
Owners/Applicants: MG4 Investments Inc.
Property Address: 33 Maple Grove Road
Ward: 23 – Kanata-South
Legal Description: Part of Lot 30, Concession 12, Geographic Township of Goulbourn
Zoning: R1M[749]
Zoning By-law: 2008-250

APPLICANT'S PROPOSAL / PURPOSE OF THE APPLICATION:

The Owner wants to subdivide their property into two separate parcels of land to establish separate ownership for two proposed low-rise apartment buildings. The existing detached dwelling will be demolished.

On March 3, 2021, the Committee granted consent applications (D08-01-21/B00006 & D08-01-21/B00007) to sever the property into two separate parcels of land, however,

the applications were not completed within the statutory timeframe and the applicant is now re-applying.

CONSENT IS REQUIRED FOR THE FOLLOWING:

The Owner requires the Committee's consent to sever.

The severed land is shown as Parts 1, 2, 3, and 5 on the Draft 4R Plan filed with the application. This lot will have a frontage of 17.53 metres, a depth of 50.04 metres, and an area of 864.2 square metres. This lot will be known municipally as 33 Maple Grove Road.

The retained land is shown as Part 4 on said plan, and will have a frontage of 16.02 metres, a depth of 47.62 metres, and an area of 751.5 square metres. This lot will be known municipally as 107 McCurdy Drive.

It is proposed to establish easements/rights-of-way over Parts 2 & 5 in favor of Part 4 for access and stormwater drainage purposes.

The application indicates the property is subject to an existing easement as set out in instrument OC2485816.

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: April 26, 2024



Ce document est également offert en français.

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