

**NOTICE OF HEARING**  
Pursuant to the Ontario *Planning Act*

**Consent Application**

**Panel 3**  
**Tuesday, July 4, 2023**  
**9 a.m**

**Ben Franklin Place, Main Floor Chamber, 101 Centrepointe Drive**

**and by videoconference**

**Owners 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.:** D08-02-2023/B-00154  
**Application:** Consent under section 53 of the *Planning Act*  
**Owners:** Charles Courchesne & Linda Larkin  
**Property Address:** 3486 French Hill Road  
**Ward:** 19 – Orléans South-Navan  
**Legal Description:** Part of Lot 4 Concession 2 former Geographic Township of Cumberland  
**Zoning:** RU  
**Zoning By-law:** 2008-250

**APPLICANT’S PROPOSAL AND PURPOSE OF THE APPLICATION(S):**

The Owners want to subdivide their property into two separate parcels of land to create one new lot for a detached dwelling. The existing dwelling will remain on the other parcel.

**CONSENT IS REQUIRED FOR THE FOLLOWING:**

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

The land to be severed is shown on said sketch, will have a frontage of 70 metres a depth of 200 metres, and contain a lot area of 1.40 hectares. This parcel will contain the existing detached dwelling and will be known municipally as 3490 French Hill Road.

The land to be retained, shown on the said sketch, will have a frontage of 80 metres, an irregular depth of 608 metres and contain a lot area of 21 hectares. This parcel will be known municipally as 3486 French Hill Road.

The application indicates that the property is subject to an existing easement as in CU16170.

**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 (see contact information below, including email address, telephone number, website and QR code).

### **ALL SUBMITTED INFORMATION BECOMES PUBLIC**

In accordance with the [Planning Act](#), the [Municipal Act](#) and the [Municipal Freedom of Information and Protection of 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: June 20, 2023



*Ce document est également offert en français.*

**Committee of Adjustment**  
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