

## NOTICE OF HEARING

Pursuant to the Ontario *Planning Act*

### Consent Application

Panel 1

Wednesday, October 16, 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-00167 and D08-01-24/B-00168  
**Application:** Consent under section 53 of the *Planning Act*  
**Applicant:** 2785319 Ontario Inc.  
**Property Address:** 484 Roosevelt Avenue  
**Ward:** 15 - Kitchissippi  
**Legal Description:** Lot 16, Registered Plan 235  
**Zoning:** R3R [2687] H(8.5)  
**Zoning By-law:** 2008-250

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

On August 13, 2021, the Committee conditionally approved a consent application to subdivide the property into two parcels. The conditions were not fulfilled within the statutory timelines and the approval has lapsed.

The Applicant is now reapplying to subdivide their property into two parcels of land for the construction of two long semi-detached dwellings with a shared driveway.

### CONSENT IS REQUIRED FOR THE FOLLOWING:

The Applicant requires the Committee's consent to sever and for grants of Easements/Rights-of way. The property is shown as Parts 1 to 4 on a draft 4R-plan filed with the applications, the separate parcels will be as follows:

*Table 1 Proposed Parcels*

File No.	Frontage	Depth	Area	Part Nos.	Municipal Address
B-00167	10.055 metres	35.83 metres	361 sq. metres	1 & 4	484 Roosevelt Avenue  Proposed long semi-detached dwelling
B-00168	10.055 metres	35.83 metres	359 sq. metres	2 & 3	486 Roosevelt Avenue  Proposed long semi-detached dwelling

It is proposed to establish easements/rights-of-ways as follows:

- Over Part 4, in favour of Parts 2 & 3 for pedestrian and vehicular access.
- Over Part 3, in favour of Parts 1 & 4 for pedestrian and vehicular access.

The subject property is not the subject of any other current application under the Planning Act.

### FIND OUT MORE ABOUT THE APPLICATION

For more information about this matter, contact the Committee of Adjustment at the address, email address, website or QR code below.

Visit **[Ottawa.ca/CommitteeofAdjustment](http://Ottawa.ca/CommitteeofAdjustment)** and follow the link to **Next hearings** to view panel agendas and application documents, including **proposal cover letters, plans, tree information, hearing notices, circulation maps, and City planning reports**. Written decisions are also published once issued and translated.

If you don't participate in the hearing, you won't receive any further notification 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, send a written request to the Committee.

## 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.

### ALL SUBMITTED INFORMATION BECOMES PUBLIC

Be aware that, in accordance with the *Planning Act*, the *Municipal Act* and the *Municipal Freedom of Information and Privacy Act*, all information presented 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 and during the hearing, 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, and potentially posted online and become searchable on the Internet.

### 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 consent to sever land and minor variances from the zoning requirements.

DATED: September, 27, 2024



*Ce document est également offert en français.*

**Committee of Adjustment**

City of Ottawa

101 Centrepointe Drive

Ottawa ON K2G 5K7

[Ottawa.ca/CommitteeofAdjustment](http://Ottawa.ca/CommitteeofAdjustment)

[cofa@ottawa.ca](mailto:cofa@ottawa.ca)

613-580-2436



**Comité de dérogation**

Ville d'Ottawa

101, promenade Centrepointe

Ottawa ON K2G 5K7

[Ottawa.ca/Comitedederogation](http://Ottawa.ca/Comitedederogation)

[cded@ottawa.ca](mailto:cded@ottawa.ca)

613-580-2436