

## NOTICE OF HEARING

Pursuant to the Ontario *Planning Act*

### Consent Applications

Panel 2  
Tuesday, December 10, 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-00237 & D08-01-24/B-00238  
**Applications:** Consent under section 53 of the *Planning Act*  
**Applicant:** Barrhaven Conservancy Development Corporation  
**Property Address:** 4305 McKenna Casey Drive, 3288 and 3300 Borrisokane Road  
**Ward:** 3 – Barrhaven West  
**Legal Description:** Part of Lots 13, 14 and 15, Concession 4 (Rideau Front), Geographic Township of Nepean  
**Zoning:** O1, R4Z [2968], R3YY [2969] and GM [2969]  
**Zoning By-law:** 2008-250

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

The Applicant wants to subdivide their property into three separate parcels of land to create two new lots for future residential development.

**CONSENT IS REQUIRED FOR THE FOLLOWING:**

The Applicant requires the Committee's consent to sever land. The property is shown as Parts 1 to 7 on a draft 4R-Plan 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>Part No.</b>	<b>Municipal Address</b>
B-00237	64.88 m	162 m	0.96 ha	1	3210 Borrisokane Road  Vacant land for future residential development
B-00238	412.86 m	813 m	12.97 ha	2, 3, 5 & 6	3260 Borrisokane Road  Vacant land for future residential development

The retained land, shown as Parts 4 and 7 on the draft 4R-Plan as well as Part 2, on plan 4R-34850, and Part 1, on plan 5R-12999, except Parts 3, 4, & 5, on plan 5R-13395 and Part 5, on plan 4R-33706, will have a frontage of 44.19 m, an approximate irregular depth of 650 m and lot area of 47.99 hectares. This vacant parcel will be known municipally as 3288 Borrisokane Road.

The applications indicate that the property is subject to an existing easement as set out in Instrument OC2446018.

The property is the subject of two Plan of Subdivision Applications (D07-16-22-0028 and D07-16-21-0036), and two Zoning By-law Amendment Applications (D02-02-22-0120 and D02-02-21-0036) under the *Planning Act*.

**FIND OUT MORE ABOUT THE APPLICATION(S)**

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](https://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: November 22, 2024



*Ce document est également offert en français.*

**Committee of Adjustment**

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