

NOTICE OF HEARING

Pursuant to the Ontario *Planning Act*

Consent Applications

Panel 2
Tuesday, February 4, 2025
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-00268 to D08-01-24/B-00270
Applications: Consent under section 53 of the *Planning Act*
Applicant: 2447474 Ontario Inc.
Property Address: 3440 Woodroffe Avenue
Ward: 24 – Barrhaven East
Legal Description: Part of Lot 12, Concession 2, Geographic Township of Nepean
Zoning: R1E
Zoning By-law: 2008-250

APPLICANT'S PROPOSAL / PURPOSE OF THE APPLICATIONS

The applicants want to subdivide the property into four separate parcels of land for future residential development. The existing dwelling and accessory structures will remain.

CONSENT REQUIRED

The Applicants require the Committee's consent to sever land and grant of easement/right-of-way. The property is shown as Parts 1 to 6 on a Draft 4R-Plan filed with the applications and the separate parcels will be as follows:

Table 1 Proposed Parcels

File No.	Frontage	Depth	Area	Part Nos.	Municipal Address
B-00268	22.50 metres	51.84 metres	1,050.0 sq. metres	2 & 3	3442 Woodroffe
B-00269	20.0 metres	51.82 metres	1,022.1 sq. metres	4 & 5	3444 Woodroffe
B-00270	33.13 metres	39.23 metres	1,654.1 sq. metres	6	18 Howard

The retained land is shown as Part 1 on said plan, and will have a frontage of 28.57 metres, a depth of 66.50 metres, and an area of 2138.6 square metres. This lot contains the existing dwelling and accessory structures and is known municipally as 3440 Woodroffe Avenue.

It is proposed to establish an easement/right-of-way over Parts 3 & 4, in favor of Part 6, for services.

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

FIND OUT MORE ABOUT THE APPLICATIONS

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 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.

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: January 17, 2025



Ce document est également offert en français.

Committee of Adjustment

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