

## NOTICE OF HEARING

Pursuant to the Ontario *Planning Act*

### Consent Applications

Panel 2  
Tuesday, March 17, 2026  
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 applications 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.*

**Files:** D08-01-26/B-00020 to D08-01-26/B-00032  
**Applications:** Consent under section 53 of the *Planning Act*  
**Applicant:** Richcraft Homes Ltd.  
**Property Address:** 191 Rappel Circle  
**Ward:** 19 - Orléans South-Navan  
**Legal Description:** Blocks 163, 164, 258 and 273, Registered Plan 4M-1719 and Part of Lot 1, Concession 3 (Ottawa Front), Geographic Township of Gloucester  
**Zoning:** R3Z  
**Zoning By-law:** 2008-250

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

The Applicant wants to subdivide the property into 14 parcels of land for future residential development which will contain detached dwellings and townhouse dwellings. The existing cell phone tower will remain.

## CONSENT REQUIRED

The Applicant seeks the Committee's consent to sever land, for a grant of easements/rights of way and for mortgage/charge, discharge of mortgage/charge. The property is shown as Parts 1 to 21 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 No.	Building
B-00020	5.33 metres	Irregular	362.96 sq. metres	16	Detached dwelling
B-00021	10.66 metres	Irregular	325.55 sq. metres	15	Detached dwelling
B-00022	10.35 metres	Irregular	349.93 sq. metres	14 & 21	Detached dwelling
B-00023	10.66 metres	Irregular	352.61 sq. metres	13 & 20	Detached dwelling
B-00024	10.66 metres	Irregular	354.95 sq. metres	12 & 19	Detached dwelling
B-00025	10.66 metres	Irregular	357.29 sq. metres	11 & 18	Detached dwelling
B-00026	11.01 metres	Irregular	359.87 sq. metres	10 & 17	Detached dwelling
B-00027	12.87 metres	Irregular	358.63 sq. metres	9	Townhouse dwelling
B-00028	6.10 metres	Irregular	193.48 sq. metres	8	Townhouse dwelling
B-00029	7.90 metres	Irregular	250.16 sq. metres	6 & 7	Townhome dwelling
B-00030	7.99 metres	Irregular	296.86 sq. metres	4 & 5	Townhome dwelling
B-00031	6.09 metres	Irregular	191.16 sq. metres	3	Townhome dwelling
B-00032	8.00 metres	Irregular	249.54 sq. metres	2	Townhome dwelling
Retained	23.35 metres	Irregular	785.53 sq. metres	1	cell phone tower

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

- Over Part 5 in favour of Part 3 for pedestrian access
- Over Part 6 in favour of Part 8 for pedestrian access

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](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 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: March 3, 2026



*Ce document est également offert en français.*

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