



**Committee of Adjustment
Public Hearing Notice**

**Consent Applications
Section 53 of the *Planning Act***

**Wednesday, September 16, 2020
9:00 a.m.**

**613-580-2436
cofa@ottawa.ca**

By Electronic Participation

This hearing will be held through electronic participation in accordance with the *Statutory Powers Procedure Act*. The City of Ottawa remains in a State of Emergency to help stop the spread of COVID-19. The Committee of Adjustment will hold online hearings until further notice.

This hearing may be viewed online on the Committee of Adjustment YouTube Channel <https://www.youtube.com/channel/UCZ9Z3-VJcSMSqrWRORMIRiQ>

Simultaneous interpretation in both official languages, accessible formats and communication supports are available for any specific agenda item by calling the Committee information number at least 48 hours in advance of the hearing.

File Nos.: D08-01-20/B-00196 & D08-01-20/B-00197
Owner(s): Pathways South Regional Inc.
Location: 4840 Bank Street
Ward: 20 - Osgoode
Legal Description: Blocks 203 & 204, Reg. Plan 4M-1653
Zoning: GM & R5Z [2556]
Zoning By-law: 2008-250

PURPOSE OF THE APPLICATIONS:

The Owner wants to convey a portion of its property to an abutting property owner to the north (129 Dun Skipper Drive) and create an easement/right-of-way over the property for shared vehicle access to Bank Street. The property will contain a proposed residential subdivision and commercial development.

A similar application has been filed by the property owner at 4836 Bank Street as part of the creation of reciprocal easements/rights-of-ways.

CONSENT IS REQUIRED FOR THE FOLLOWING:

In order to do this, the Owner requires the Consent of the Committee for a Conveyance and a Grant of Easement/Right-of-Way.

B-00196 – Block 203, Reg. Plan 4M-1653 - Conveyance

The land to be severed is shown as Part 14 on a Draft 4R-Plan filed with the application and the parcel will have an area of 5.4 square metres. This parcel is to be conveyed to the abutting property owner known municipally as 129 Dun Skipper Drive (Block 239, Plan 4M-1617 and Part 1, Plan 4R-32773).

The land to be retained is shown as Block 203, Reg. Plan 4M-1653 and will have a frontage of 24 metres on Ralldale Street and will contain an area of 19,314.6 square metres. The block is part of a predominantly residential subdivision that is in the process of being developed.

B-00197 – Block 204, Reg. Plan 4M-1653 - Grant of Easement/Right-of-Way

The proposed Easement/Right-of-Way is shown as Part 9 on a Draft 4R-Plan and it will contain an area of 477.6 square metres for the purpose of shared driveway access to Bank Street and will benefit the abutting Owner to the north known municipally as 4836 Bank Street.

The subject property is shown as Block 204 on Reg. Plan 4M-1653 with a frontage of 83.57 metres on Bank Street, an irregular depth and contains an area of 15,351.6 square metres. The property is vacant and is known municipally as 4840 Bank Street.

THE APPLICATIONS indicate that the Property is the subject of a Subdivision application (File No. D07-16-17-0006) under the *Planning Act*.

YOU ARE ENTITLED TO PARTICIPATE in the Committee of Adjustment Public Hearing concerning these applications because you are an assessed owner of one of the neighbouring properties. See Annex A – Public Participation Details on providing written submissions or verbal comments in advance of the hearing, and how to register to speak at the hearing. The Committee asks that any presentations be limited to five minutes or less, and any exceptions will be at the discretion of the Committee Chair. You may require the Committee to hold the hearing as an oral (in person) hearing if you satisfy the Committee that holding the hearing as an electronic hearing is likely to cause you significant prejudice. To do so, you must provide written submissions to the Committee at least 48 hours in advance of the hearing.

IF YOU DO NOT PARTICIPATE in this Public Hearing, it may proceed in your absence and, except as otherwise provided in the *Planning Act*, you will not be entitled to any further notice in the proceedings. If you have specific comments regarding these applications, you may submit a letter to the Secretary-Treasurer of the Committee at the address shown below, and such written submissions shall be available for inspection by any interested person. Information you choose to disclose in your correspondence, including your personal information, will be used to receive your views on the relevant issues to enable the Committee to make its decision on this matter.

The information provided will become part of the public record. Every attempt should be made to file your submission five days prior to the Public Hearing date.

IF YOU WISH TO BE NOTIFIED of the Decision of the Committee of Adjustment in respect of the proposed consent, you must make a written request to the Secretary-Treasurer of the Committee of Adjustment at the address shown below. This will also entitle you to be advised of a possible Local Planning Appeal Tribunal Hearing. Even if you are the successful party, you should request a copy of the Decision since the Committee of Adjustment's Decision may be appealed to the Local Planning Appeal Tribunal by the Applicant or another member of the public.

IF A PERSON OR PUBLIC BODY THAT FILES AN APPEAL against a decision of the Committee of Adjustment in respect of the proposed consent has not made a written submission to the Committee of Adjustment before it gives or refuses to give consent, the Local Planning Appeal Tribunal may dismiss the appeal.

ADDITIONAL INFORMATION regarding these applications is available online at www.ottawa.ca/cofa, by navigating to "Public Hearings" and selecting the Panel 3 agenda under the applicable Hearing date. The website also contains additional information about the mandate of the Committee and its processes.

DATED: August 31, 2020

Committee of Adjustment

City of Ottawa

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Annex A - Public Participation Details

Remote Participation – Committee Members, Staff and General Public

City facilities are temporarily closed to help stop the spread of COVID-19. Although in-person Committee of Adjustment hearings have been postponed until further notice, there are several ways in which the general public can participate in this electronic hearing.

The chosen technology for this hearing is Zoom (<https://zoom.us/>) which allows for participation by computers and mobile devices. To reduce the number of participants in the electronic hearing and to allow for a more efficient process, the general public will be asked to participate by viewing the webcast via the Committee of Adjustment YouTube channel at <https://www.youtube.com/channel/UCZ9Z3-VJcSMSqrWRORMIRjQ>. You can also contact cofa@ottawa.ca to obtain the link.

Submit comments in writing: submit comments in writing, by email, to cofa@ottawa.ca. Comments received **by noon (12 p.m.) the Monday before the hearing** will be provided to Committee Members prior to the hearing. Comments received after this time will be forwarded to Committee Members as soon as possible but may not be received by Committee Members prior to the hearing.

Submit verbal comments in advance of the hearing (Prior to noon (12 p.m.) the Monday before the hearing) you may call the Coordinator to have comments transcribed (contact details below).

Register to Speak at the Committee Hearing prior to 4 p.m. the Monday before the hearing, by phone or e-mail by contacting the Coordinator (contact details below). Details for those wishing to make visual presentations to the Committee can be provided to you upon request, by email.

Upon receipt of your registration to speak at the hearing, delegates will be provided the Zoom hearing details and password prior to the hearing.

For more information, please contact the Coordinator by e-mail at cofa@ottawa.ca or (613) 580-2436.