

COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC HEARING

MINOR VARIANCES/PERMISSION APPLICATIONS
Under Section 45 of the Planning Act To be held on
September 5, 2007 starting at 6:30 p.m.

Ben Franklin Place, The Chamber, Main Floor, 101 Centrepointe Drive

File No.	D08-02-07/A-00327 &	Legal Description:	Part Lot 15, Cone. 3
Owner(s):	D08-02-07/A-00328		(Rideau Front)
	Amazon Land Development	Zone:	CM Block 2
	Corporation	Zoning By-law:	100-2000
Location:	(3190), 3194 Jockvale	Former Municipality:	Nepean
Committee Panel:	Road		
Ward:	2		
	3		

PURPOSE OF THE APPLICATION:

The Owner has filed an Application for Consent which, if approved, will have the effect of creating 2 parcels of land, both of which will not be in conformity with the requirements of the Zoning By-law. The existing residence and barn located on one of the parcels are to be demolished and the other parcel will be vacant.

RELIEF REQUIRED:

In order to proceed, the Owner requires the Authority of the Committee for Minor Variances from the Zoning By-law as follows:

A-00327: (3190) Jockvale Road, Part 1 on the Draft 4R-Plan (existing dwelling & barn)

- a) To permit a reduced lot area of 2.430 hectares, whereas the By-law requires a minimum lot area of 4.046 hectares.
- b) To permit a reduced lot frontage of 71.2 metres, whereas the By-law requires a minimum lot frontage of 90.0 metres.

A-00238: 3194 Jockvale Road, Part 2 on the Draft 4R-Plan (vacant land)

- c) To permit a reduced lot area of 6.58 hectares, whereas the By-law requires a minimum lot area of 20.0 hectares.

THE APPLICATIONS indicate that the Property is the subject of a Consent Application (**File No. D08-01-07/B-00246**)

YOU ARE ENTITLED TO ATTEND the Committee of Adjustment Hearing concerning the applications. 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. **Every attempt should be made to file your submission 5 days prior to the Hearing date. IF YOU DO NOT ATTEND** this 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.

A COPY OF THE DECISION of the Committee will be sent to the applicant and to each person who appeared in person or who was represented at the hearing AND who filed with the Secretary-Treasurer a written request to receive the decision. This will also entitle you to be advised of a possible Ontario Municipal Board 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 Ontario Municipal Board by the Applicant or another member of the public.

COMMITTEE OF ADJUSTMENT NOTICE OF PUBLIC



APPLICATION FOR CONSENT

Under Section 53 of the Planning Act to be held on
September 5, 2007 starting at 6:30 p.m.

Ben Franklin Place, The Chamber, Main Floor, 101 Centrepointe Drive

File No.	D08-01-07/B-00246 ~	Legal Description:	Part Lot 15, Cone 3
Owner(s):	Amazon Land Development Corporation		(Rideau Front)
Location:	(3190), 3194 Jockvale Road	Zone:	CM Block 2
Committee Panel:	2	Zoning By-law:	100-2000
Ward:	3	Former Municipality:	Nepean

PURPOSE OF THE APPLICATION:

The Owner wants to subdivide its property into 2 separate parcels of land for future commercial development. One parcel will be vacant and the other parcel will contain a residence and barn which are to be demolished.

RELIEF REQUIRED:

In order to proceed, the Owner requires the consent of the Committee for Conveyance. The property is shown as Parts 1 & 2 on a Draft 4R-Plan filed with the application.

The severed parcel, shown as Part 1 on the Draft 4R-Plan, will have a frontage of 71.2 metres on Jockvale Road and will contain an area of 2.43 ha. This parcel contains an existing dwelling and barn and will be known municipally as 3190 Jockvale Road.

The retained land, shown as Part 2 on said plan, will have a frontage of 171.21 metres on Jockvale Road and will contain an area of 6.58 ha. This parcel is vacant and is known municipally as 3194 Jockvale Road.

Approval of this application will have the effect of creating 2 parcels of land, both of which will not be in conformity with the requirements of the Zoning By-law and therefore, Applications for Minor Variances (**File Nos.** D08-02-07/A-00327 & D08-02-07/A-00328) have been filed and will be heard concurrently with this application.

YOU ARE ENTITLED TO ATTEND the Committee of Adjustment Hearing concerning the applications. 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. **Every attempt should be made to file your submission 5 days prior to the Hearing date. IF YOU DO NOT ATTEND** this 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.

A COPY OF THE DECISION of the Committee will be sent to the applicant and to each person who appeared in person or who was represented at the hearing AND who filed with the Secretary-Treasurer a written request to receive the decision. This will also entitle you to be advised of a possible Ontario Municipal Board 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 Ontario Municipal Board by the Applicant or another member of the public.