

## NOTICE OF HEARING

Pursuant to the Ontario *Planning Act*

### Minor Variance and Permission Application

Panel 3  
Tuesday, January 14, 2025  
9 a.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 No.:** D08-02-24/A-00291  
**Applications:** Minor Variance and Permission under section 45 of the *Planning Act*  
**Applicant:** Rackal Ghattas  
**Property Address:** 2610B River Road  
**Ward:** 20 - Osgoode  
**Legal Description:** Part of Lot 21, Concession 1, Geographic Township of Osgoode  
**Zoning:** RR8  
**Zoning By-law:** 2008-250

### APPLICANT'S PROPOSAL / PURPOSE OF THE APPLICATION(S):

The Applicant wants to demolish and replace the existing detached dwelling and deck, as shown on the plans filed with the application.

The owner of the abutting property known municipally as 2620A River Road has filed consent and minor variance applications (D08-01-24/B-00243, D08-02-24/A-00292) to convey a portion of their property to 2610B River Road, which will be heard concurrently with this application.

### **REQUESTED PERMISSION:**

The Owner requires the Permission of the Committee as follows:

- a) To enlarge or extend a building that is legally non-conforming for the replacement and extension of the detached dwelling.
- b) To enlarge or extend a structure that is legally non-conforming for the replacement and extension of the deck.

### **REQUESTED VARIANCES:**

The Applicant requires the Committee's authorization for a minor variance from the Zoning By-law as follows:

- c) To permit a reduced lot area of 440 square metres, whereas the By-law requires a minimum lot area of 8000 square metres.

The property is not the subject of any other current application 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: Friday, December 20, 2024



*Ce document est également offert en français.*

**Committee of Adjustment**  
 City of Ottawa  
 101 Centrepointe Drive  
 Ottawa ON K2G 5K7  
[Ottawa.ca/CommitteeofAdjustment](http://Ottawa.ca/CommitteeofAdjustment)  
[cofa@ottawa.ca](mailto:cofa@ottawa.ca)  
 613-580-2436



**Comité de dérogation**  
 Ville d'Ottawa  
 101, promenade Centrepointe  
 Ottawa ON K2G 5K7  
[Ottawa.ca/Comitedederogation](http://Ottawa.ca/Comitedederogation)  
[cded@ottawa.ca](mailto:cded@ottawa.ca)  
 613-580-2436