

## NOTICE OF HEARING

Pursuant to the Ontario *Planning Act*

### Consent and Minor Variance Applications

Panel 2  
Tuesday, April 15, 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 No(s):** D08-01-25/B-00055 & D08-02-25/A-00065  
**Application(s):** Consent under section 53 of the *Planning Act*  
Minor Variance under section 45 of the *Planning Act*  
**Applicant:** John Marano  
**Property Address:** 1686 Ortona Avenue  
**Ward:** 16 - River  
**Legal Description:** Lot 37, Registered Plan 291190  
**Zoning:** R1GG  
**Zoning By-law:** 2008-250

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

The Applicant wants to subdivide their property into two separate parcels of land for the construction of a one-storey, detached dwelling, as shown on plans filed with the Committee. The existing dwelling and accessory structure will remain on the other parcel.

## CONSENT REQUIRED

The Applicant seeks the Committee's consent to sever land.

The property is shown as Parts 1 to 4 on a Draft 4R-plan filed with the application.

The severed land, Parts 3 and 4 on the Draft 4R-Plan, will have a frontage of 6 metres, a depth of 72.79 metres, and contain a lot area of 1267.5 square metres. This property will contain the proposed detached dwelling and will be known municipally as 1688 Ortona Avenue.

The retained land, Parts 1 and 2 on the said plan, will have a frontage of 21.44 metres, a depth of 33 metres, and contain a lot area of 707.7 square metres. This property contains the existing dwelling and shed and is known municipal as 1686 Ortona Avenue.

The application indicates that there is an existing easement as set out in instrument number CR291652.

Approval of this application will have the effect of creating two separate parcels of land, one of which, along with its proposed development, will not be in conformity with the requirements of the Zoning By-law and therefore, minor variance applications (File Nos) have been filed and will be heard concurrently with this application.

## REQUESTED VARIANCES

The Applicant seeks The Committee's authorization for the following minor variances from the Zoning By-law:

### **A-00065: 1688 Ortona Avenue, Parts 3 and 4 on 4R-Plan, proposed detached dwelling:**

- a) To permit a reduced lot width of 6.06 metres, whereas the By-law requires a minimum lot width of 18 metres.
- b) To permit a reduced rear yard setback of 16.22% of the lot depth, or 11.81 metres, whereas the By-law requires a minimum rear yard setback of 30% of the lot depth, in this case 21.84 metres.
- c) To permit an increased driveway width of 7.32 metres, whereas the By-law permits a maximum driveway width of 2.6 metres.

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** 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: March 28, 2025



*Ce document est également offert en français.*

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