

NOTICE OF HEARING

Pursuant to the Ontario *Planning Act*

Consent and Minor Variance Applications

Panel 2
Tuesday, June 3, 2025
1 p.m.

Ben Franklin Place, Main Floor Chamber, 101 Centrepointhe 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-00100 & D08-01-25/B-00101
D08-02-25A-00118 & D08-02-25/A-00119

Application(s): Consent under section 53 of the *Planning Act*
Minor Variance under section 45 of the *Planning Act*

Applicants: Fadi Azzi and Aline Chalhoub

Property Address: 1301 Heron Road

Ward: 18 - Alta Vista

Legal Description: Lot 3, Registered Plan 607

Zoning: R1O

Zoning By-law: 2008-250

APPLICANTS' PROPOSAL / PURPOSE OF THE APPLICATIONS

The Applicants want to subdivide their property into two separate parcels of land for the construction of two two-storey detached dwellings, with two additional dwelling units in each building, as shown on plans filed with the Committee. The existing dwelling will be demolished.

CONSENT REQUIRED

The Applicants seek the Committee's consent to sever land and for grants of easements/rights of way. The property is shown as Parts 1 to 6 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 Nos.	Municipal Address
B-00100	11.43 metres	40.71 metres (Irregular)	429 square metres.	1 to 3	1301 Heron Road Proposed dwelling
B-00101	11.43 metres	34.84 metres (Irregular)	365.9 square metres.	4 to 6	1303 Heron Road Proposed dwelling

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

- Easement over Part 2 in favour of Parts 4, 5 and 6 for access and maintenance.
- Easement over Part 5 in favour of Parts 1, 2 and 3 for access and maintenance.

The Application indicates that there is an existing easement as in OT11883.

Approval of these applications will have the effect of creating separate parcels of land and development that 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 these applications.

REQUESTED VARIANCES

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

A-00118: 1301 Heron Road, Parts 1, 2 and 3 on 4R-Plan, proposed detached dwelling:

- a) To permit a reduced lot area of 429 square metres, whereas the By-law requires a minimum lot area of 450 square metres.
- b) To permit a reduced lot width of 11.43 metres, whereas the By-law requires a minimum lot width of 15 metres.
- c) To permit a reduced setback for a rooftop access of 0 metres from the rear exterior wall of the dwelling, whereas the By-law requires a minimum setback equal to the height of the rooftop access.

A-00119: 1303 Heron Road, Parts 4, 5 and 6 on 4R-Plan, proposed detached dwelling:

- d) To permit a reduced lot area of 365.9 square metres, whereas the By-law requires a minimum lot area of 450 square metres.
- e) To permit a reduced lot width of 11.43 metres, whereas the By-law requires a minimum lot width of 15 metres.
- f) To permit a reduced setback for a rooftop access of 0 metres from the rear exterior wall of the dwelling, whereas the By-law requires a minimum setback equal to the height of the rooftop access.

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 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. 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, May 16, 2025



Ce document est également offert en français.

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



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