

**DECISION
MINOR VARIANCE**

Date of Decision:	June 13, 2025
Panel:	2 - Suburban
File Nos.:	D08-02-25/A-00111 & D08-02-25/A-00112
Application:	Minor Variances under section 45 of the <i>Planning Act</i>
Applicant:	A. Meziane
Property Address:	827 Riddell Avenue
Ward:	7 - Bay
Legal Description:	Part of Lot 17, Registered Plan 303
Zoning:	R2F [537]
Zoning By-law:	2008-250
Heard:	June 3, 2025, in person and by videoconference

APPLICANT'S PROPOSAL AND PURPOSE OF THE APPLICATIONS

- [1] The Applicant wants to construct a semi-detached dwelling with additional dwelling units, as shown on the plans filed with the applications.

REQUESTED VARIANCES

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

A-00111: 825 Riddell, Half of existing semi-detached dwelling:

- a) To permit a reduced lot width of ~~7.7 metres~~ **7.61** metres, whereas the By-law requires a minimum lot width of 9 metres.

A-00112: 827 Riddell, Half of existing semi-detached dwelling:

- b) To permit a reduced lot width of ~~7.7 metres~~ **7.61** metres, whereas the By-law requires a minimum lot width of 9 metres.

- [3] The property is not the subject of any other current application under the *Planning Act*.

PUBLIC HEARING

- [4] Prior to the hearing, the Committee noted that an amendment was required for the requested minor variances. A. Jaber, agent for the Applicant, advised that the amendment was required because of how the lot width is calculated.
- [5] The Committee agreed to proceed with the agenda and hear the applications without delay.

Oral Submissions Summary

- [6] Mr. Jaber provided a slide presentation, a copy of which is on file with the Secretary-Treasurer and available from the Committee Coordinator upon request.
- [7] Mr. Jaber responded to questions from the Panel Chair and confirmed that variances (a) and (b) should be amended as follows:
- a) To permit a reduced lot width of ~~7.7 metres~~ **7.61** Metres, whereas the By-law requires a minimum lot width of 9 metres.
 - b) To permit a reduced lot width of ~~7.7 metres~~ **7.61** Metres, whereas the By-law requires a minimum lot width of 9 metres.
- [8] City Planner Dylan Geldart confirmed no concerns with the applications, as amended.
- [9] The Committee also heard oral submissions from the following individual:
- A. Rashme, resident, highlighted concerns about the removal of the asbestos in the house and its impact on the neighbourhood.

- [10] Following the public hearing, the Committee reserved its decision.

DECISION AND REASONS OF THE COMMITTEE: APPLICATIONS GRANTED AS AMENDED

Applications Must Satisfy Statutory Four-Part Test

- [11] The Committee has the power to authorize minor variances from the provisions of the Zoning By-law if, in its opinion, the application meets all four requirements under subsection 45(1) of the Planning Act. It requires consideration of whether the variances are minor, are desirable for the appropriate development or use of the land, building or structure, and whether the general intent and purpose of the Official Plan and the Zoning By-law are maintained.

Evidence

- [12] Evidence considered by the Committee included all oral submissions made at the hearing, as highlighted above, and the following written submissions held on file with the Secretary-Treasurer and available from the Committee Coordinator upon request:
- Applications and supporting documents, including cover letter, plans, tree information Report, photo of the posted sign, and a sign posting declaration.
 - City Planning Report received May 29, 2025, with no concerns.
 - Rideau Valley Conservation Authority email received May 29, 2025, with no objections.
 - Hydro Ottawa email received May 26, 2025, with comments.

Effect of Submissions on Decision

- [13] The Committee considered all written and oral submissions relating to the applications in making its decision and granted the applications, as amended.
- [14] Based on the evidence, the Committee is satisfied that the requested variances meet all four requirements under subsection 45(1) of the *Planning Act*.
- [15] The Committee notes that the City's Planning Report raises "no concerns" regarding the applications.
- [16] The Committee also notes that no compelling evidence was presented that the variances would result in any unacceptable adverse impact on neighbouring properties.
- [17] Considering the circumstances, the Committee finds that, because the proposal fits well in the area, the requested variances are, from a planning and public interest point of view, desirable for the appropriate development or use of the land, building or structure on the property, and relative to the neighbouring lands.
- [18] The Committee also finds that the requested variances maintain the general intent and purpose of the Official Plan because the proposal respects the character of the neighbourhood.
- [19] In addition, the Committee finds that the requested variances maintain the general intent and purpose of the Zoning By-law because the proposal represents orderly development that is compatible with the surrounding area.

[20] Moreover, the Committee finds that the requested variances are minor because they will not create any unacceptable adverse impact on abutting properties or the neighbourhood in general.

[21] **THE COMMITTEE OF ADJUSTMENT** having been asked to consider an application that has been amended from the original application, and the Committee having determined that no further notice under the *Planning Act* is required;

[22] **THE COMMITTEE OF ADJUSTMENT ORDERS** that the applications are granted and the variances to the Zoning By-law are authorized.

"Fabian Poulin"
FABIAN POULIN
VICE-CHAIR

Absent
JAY BALTZ
MEMBER

"George Barrett"
GEORGE BARRETT
MEMBER

"Heather MacLean"
HEATHER MACLEAN
MEMBER

"Julianne Wright"
JULIANNE WRIGHT
MEMBER

I certify this is a true copy of the Decision of the Committee of Adjustment of the City of Ottawa, dated **June 13, 2025**.

"Michel Bellemare"
MICHEL BELLEMARE
SECRETARY-TREASURER

NOTICE OF RIGHT TO APPEAL

To appeal this decision to the Ontario Land Tribunal (OLT), a completed appeal form and the filing fee must be submitted via one of the below options and must be received no later than **3:00 p.m. on July 3, 2025**.

- **OLT E-FILE SERVICE** – An appeal can be filed online through the [E-File Portal](#) . First-time users will need to register for a My Ontario Account. Select [Ottawa (City): Committee of Adjustment] as the Approval Authority. To complete the appeal, fill in all the required fields and provide the filing fee by credit card.
- **BY EMAIL** - Appeal packages can be submitted by email to cofa@ottawa.ca. The appeal form is available on the OLT website at [Forms | Ontario Land Tribunal](#). Please indicate on the appeal form that payment will be made by credit card.

- **IN PERSON** – Appeal packages can be delivered to the Secretary-Treasurer, Committee of Adjustment, 101 Centrepointhe Drive, 4th floor, Ottawa, Ontario, K2G 5K7. The appeal form is available on the OLT website at [Forms | Ontario Land Tribunal](#). In person payment can be made by certified cheque or money order made payable to the Ontario Minister of Finance, or by credit card. Please indicate on the appeal form if you wish to pay by credit card.

Please note only one of the above options needs to be completed. If your preferred method of appeal is not available at the time of filing, the appeal must be filed with one of the other two options.

The Ontario Land Tribunal has established a filing fee of \$400.00 per type of application with an additional filing fee of \$25.00 for each secondary application.

Only the applicant, the Minister or a specified person or public body that has an interest in the matter may appeal the decision to the Ontario Land Tribunal. A “specified person” does not include an individual or a community association.

There are no provisions for the Committee of Adjustment or the Ontario Land Tribunal to extend the statutory deadline to file an appeal. If the deadline is not met, the OLT does not have the authority to hold a hearing to consider your appeal.

If you have any questions about the appeal process, please visit [File an Appeal | Ontario Land Tribunal](#)

Ce document est également offert en français.

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