

NOTICE OF HEARING

Pursuant to the Ontario *Planning Act*

Consent and Minor Variance Applications

Panel 2
Tuesday, September 2, 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 Nos.:	D08-01-25/B-00085 to D08-01-25/B-00089 D08-02-25/A-00100 to D08-02-25/A-00103 D08-02-25/A-00139
Applications:	Consent under section 53 of the <i>Planning Act</i> Minor Variance under section 45 of the <i>Planning Act</i>
Applicants:	RDKS Investments Ltd.
Property Address:	15 Deerfox Drive and 3162 Woodroffe Avenue
Ward:	24 - Barrhaven East
Legal Description:	Part of Lot 15, Concession 2 (Rideau Front), Geographic Township of Nepean
Zoning:	R2V [2050]-h
Zoning By-law:	2008-250

APPLICANT'S PROPOSAL / PURPOSE OF THE APPLICATIONS

At its hearing on July 22, 2025, the Committee adjourned these applications sine die to allow the Applicant time to submit revised documents. The Applicant has submitted revised material and wishes to proceed with the applications.

The Applicant wants to subdivide the property into five separate parcels of land and establish an access easement for the construction of four, long semi-detached dwellings, as shown on the plans filed with the Committee. The existing dwelling at 15 Deerfox Drive and the existing dwelling at 3162 Woodroffe Avenue will both remain.

CONSENT REQUIRED

The Applicant seeks the Committee's consent to sever land and grants of easements /rights-of-way. The property is shown as Parts 1 to 18 on a draft 4R-plan filed with the applications and the separate parcels will be as follows:

File No.	Frontage	Depth	Area	Part No.	Municipal Address
B-00085	10.10 metres	32.04 metres	334 sq. metres	2, 11 & 14 (Lot 4)	31 Deerfox 33 Deerfox (Long Semi-Detached)
B-00086	9.9 metres	31.97 metres	326.4 sq. metres	3, 10, 12 & 15 (Lot 3)	27 Deerfox 29 Deerfox (Long Semi-Detached)
B-00087	9.9 metres	31.91 metres	325.8 sq. metres	4, 9, 13 & 16 (Lot 2)	23 Deerfox 25 Deerfox (Long Semi-Detached)
B-00088	9.9 metres	33.81 metres	325.2 sq. metres	5, 8 & 17 (Lot 1)	19 Deerfox 21 Deerfox (Long Semi-Detached)
B-00089	6.44 metres (on Deerfox) 87.42 metres (on Woodroffe)	Irregular	11,351.9 sq. metres	1, 6, 7, 8 & 18	15 Deerfox 3162 Woodroffe (existing dwellings)

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

- Over Parts 1 and 6 in favour of Parts 2 to 5, 8 to 17 for vehicular and pedestrian access.
- Over Part 12 in favour of Parts 4, 9, 13 & 16 for pedestrian access.
- Over Part 13 in favour of Parts 3, 10, 12 & 15 for pedestrian access.
- Over Part 14 in favour of Parts 3, 10, 12 & 15 for pedestrian access.
- Over Part 15 in favour of Parts 2, 11 & 14 for pedestrian access

- Over Part 16 in favour of Parts 5, 8 & 17 for pedestrian access.
- Over Part 17 in favour of Parts 4, 9, 13 & 16 for pedestrian access.

Approval of these applications will have the effect of creating separate parcels of land, which along with the proposed development will not be in conformity with the requirements of the Zoning By-law and therefore, minor variance applications (D08-02-25/A-00100 to D08-02-25/A-00103, and D08-02-25/A-00139) 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-00100: 31 Deerfox & 33 Deerfox, Parts 2, 11 & 14 on 4R-Draft Plan, Proposed Long Semi-Detached Dwelling:

- a) To permit an increased building height of 11 metres, whereas the By-law permits a maximum building height of 9.5 metres.

A-00101: 27 Deerfox & 29 Deerfox, Parts 3 ,10, 12 & 15 on 4R-Draft Plan, Proposed Long Semi-Detached Dwelling:

- b) To permit a reduced lot width of 9.8 metres, whereas the By-law requires a minimum lot width of 10 metres.
- c) To permit an increased building height of 11 metres, whereas the By-law permits a maximum building height of 9.5 metres.

A-00102: 23 Deerfox & 25 Deerfox, Parts 4, 9, 13 & 16 on 4R-Draft Plan, Proposed Long Semi-Detached Dwelling:

- a) To permit a reduced lot width of 9.8 metres, whereas the By-law requires a minimum lot width of 10 metres.
- b) To permit an increased building height of 11 metres, whereas the By-law permits a maximum building height of 9.5 metres.

A-00103: 27 Deerfox & 29 Deerfox, Parts 5, 8 & 17 on 4R-Draft Plan, Proposed Long Semi-Detached Dwelling:

- a) To permit a reduced lot width of 9.8 metres, whereas the By-law requires a minimum lot width of 10 metres.

- b) To permit an increased building height of 11 metres, whereas the By-law permits a maximum building height of 9.5 metres.

A-00139: 15 Deerfox Drive & 3162 Woodroffe Avenue Parts 1, 6, 7 & 18 on 4R-Draft Plan, Detached dwellings:

- a) To permit a reduced lot width of 6.38 metres, whereas the By-law requires a minimum lot width of 9 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** 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: August 15, 2025



Ce document est également offert en français.

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