

NOTICE OF HEARING

Pursuant to the Ontario *Planning Act*

Consent and Minor Variance Applications

Panel 2
Tuesday, January 13, 2026
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 applications 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.

Files: D08-01-25/B-00100 & D08-01-25/B-00101
D08-02-25/A-00118 & D08-02-25/A-00119

Applications: Consent under section 53 of the *Planning Act*
Minor Variance under section 45 of the *Planning Act*

Applicants: F. Azzi and A. Chalhoub

Property Address: 1301 Heron Road

Ward: 18 - Alta Vista

Legal Description: Lot 3, Registered Plan 607

Zoning: R10

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.

At its scheduled hearing on June 3, 2025, the Committee adjourned these applications to allow the Applicants time to revise their plans and requested variances.

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 11 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 No.	Municipal Address
B-00100	11.43 m	37.75 m (irregular)	429.1 sq. m	1 to 4, 6	1301 Heron Road (Proposed dwelling)
B-00101	11.43 m	31.86 m (irregular)	365.9 sq. m	5, 7 to 11	1303 Heron Road (Proposed dwelling)

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

- Over Parts 4 and 6 in favour of Parts 5 and 7 to 11 for access and maintenance
- Over Parts 5 and 7 in favour for Parts 1 to 4 and 6 for access and maintenance.

The Applications indicate the property is subject to an existing easement as set out in Instrument OT11883.

The proposal does not comply with the Zoning By-law and therefore minor variance applications have also been filed.

REQUESTED VARIANCES

The Applicants request that the Committee authorize minor variances from the Zoning By-law:

A-00118: 1301 Heron Road, Parts 1 to 4 and 6, proposed detached dwelling:

- To permit a reduced lot area of 429.1 square metres, whereas the By-law requires a minimum lot area of 450 square metres.
- To permit a reduced lot width of 11.38 metres, whereas the By-law requires a minimum lot width of 15 metres.
- 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.

- d) To permit a reduced rear yard setback of 25.4% of the lot depth or 9.6 metres, whereas the By-law states that the minimum required rear yard setback is 30% of the lot depth, or 11.32 metres in this case.

A-00119: 1303 Heron Road, Parts 5 and 7 to 11, proposed detached dwelling:

- e) To permit a reduced lot area of 365.9 square metres, whereas the By-law requires a minimum lot area of 450 square metres.
- f) To permit a reduced lot width of 11.4 metres, whereas the By-law requires a minimum lot width of 15 metres.
- g) 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.
- h) To permit a reduced rear yard area of 88.91 square metres or 24.3 % of the lot area, whereas the By-law requires a minimum rear yard area of 91.48 square metres or 25% of the lot area.
- i) To permit a reduced rear yard setback of 18.5% of the lot depth or 5.91 metres, whereas the By-law states that the minimum required rear yard setback is 28% of the lot depth, or 8.92 metres in this case.

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 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: December 30, 2025



Ce document est également offert en français.

Committee of Adjustment

City of Ottawa

101 Centrepointe Drive

Ottawa ON K2G 5K7

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

cded@ottawa.ca

613-580-2436