

## NOTICE OF HEARING

Pursuant to the Ontario *Planning Act*

### Consent and Minor Variance Applications

Panel 2  
Tuesday, February 3, 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-00304 & D08-01-25/B-00305  
D08-02-25/A-00288

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

**Applicant:** Canada Lands Company CLC Limited

**Property Address:** 1495 Heron Road

**Ward:** 18 - Alta Vista

**Legal Description:** Part of Lot 20, Junction Gore, Geographic Township of Gloucester

**Zoning:** GM [2990] S502-h & O1, I1A [2991]-h

**Zoning By-law:** 2008-250

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

The Applicant wants to convey a portion of the property to the abutting property owner to the south, known municipally as 1485 Heron Road. The Applicant then wants to subdivide the remaining property into two separate parcels of land to create one new lot for future institutional development and to establish easements for access and servicing.

## CONSENT REQUIRED

The Applicant seeks the Committee's consent to sever land, a lot line adjustment and for grants of easements/rights of ways . The property is shown as Parts 1 to 4, 9, 11 to 15, 19, 24 to 27 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.	Building
B-00304	0 m	Irregular	12,183 sq. m	2	Proposed vacant parcel for future institutional development
B-00305	0 m	0 m	3,180.3 sq. m	3	Vacant land to be merged with 1485 Heron Road

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

### **B-00304: Parts 1, 4, 9, 11 to 15, 19, 24 to 27 on draft 4R-Plan, retained land:**

- Over Parts 4, 9, 11, 12, 13, 19, 24 and 25 in favour of Part 2 for access and services on lands which will form part of a private street.
- Over Parts 4, 12, 13, 24 and 25 in favour of 1485 Heron Road for access and services on land which will form part of a private street.

The proposal does not comply with the Zoning By-law and therefore a minor variance application has also been filed.

## REQUESTED VARIANCES

The Applicant requests that the Committee authorize minor variances from the Zoning By-law, as follows:

### **A-00288: Part 2 on draft 4R-Plan, proposed vacant parcel for future institutional development:**

- To permit a severance on a lot that does not abut a public street, whereas the By-law states no person shall develop or otherwise use any lot unless that land abuts an improved public street for a distance of at least 3.0 metres.
- To permit a reduced lot width of 0 metres, whereas the By-law requires a minimum lot width of 15 metres.

- c) To permit the severance of land although the land severed does not currently abut a public street, whereas the By-law states that no person shall sever any land unless the land severed and the land retained each abut to a street.

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](http://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: January 20, 2026



*Ce document est également offert en français.*

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