LIFTING OF A HOLDING SYMBOL APPLICATION
DELEGATED AUTHORITY REPORT
MANAGER, DEVELOPMENT REVIEW

Location of Holding Symbol to be Lifted: 1495 Heron Road

File No.: D02-02-26-0064

Date of Application: August 5, 2026

This LIFTING OF A HOLDING SYMBOL application, for the land zoned GRN/INZ [2991]-h, NMU [2990] S502-h and CM2 [2990] S502-h, in Zoning By-law 2026-50, as shown on the attached Zoning Key Plan, and submitted by Canada Lands Company, is APPROVED and the following action is required:

1. That the Zoning Map of Zoning By-law 2026-50 be amended to delete the holding symbol from the zoning over 1495 Heron Road so that it reads GRN/INZ [2991], NMU [2990] S502 and CM2 [2990] S502, in Zoning By-law 2026-50

2. That Columns II and V of Exceptions 2990 and 2991 of Zoning By-law No. 2026-50 be amended by deleting reference to the holding provisions.

September 23, 2026

AHamlin

Date

Allison Hamlin,
Manager, Development Review
Planning, Development and Building Services Department

Enclosures: Lifting of a Holding Symbol Application Supporting Information
Zoning Key Plan

LIFTING OF A HOLDING SYMBOL APPLICATION
SUPPORTING INFORMATION

File Number: D02-02-26-0064

SITE LOCATION

1495 Heron Road, and as shown on Document 1.

SYNOPSIS OF APPLICATION

The application seeks to remove the holding provisions in Urban Exceptions 2990 and 2991 to facilitate the redevelopment of the site. These holding provisions were added as part of the previous Zoning By-law Amendment approved by City Council in October 2024 to address parkland dedication, heritage conservation, and municipal servicing capacity.

DECISION AND RATIONALE

This application is approved for the following reasons:

- A Heritage Impact Assessment has been approved to meet the requirements of lifting the holding provision in exceptions 2990 and 2991.
- A Functional Servicing Report has been approved to meet the requirements of lifting the holding provision in exception 2990.
- Canada Lands Company has provided sufficient justification relating to the parkland dedication requirement (Stantec memo dated July 28, 2026) meet the requirements of lifting the holding provision in exception 2991.
- The holding provisions were imposed through a Major Zoning By-law Amendment (D02-02-23-0030) that was approved by City Council in October 2024.
- There is a concurrent Minor Zoning By-law Amendment (D02-02-26-0064) to amend site-specific provisions in Urban Exceptions 2990 and 2991 based on a revised concept plan for the development of the lands. The application also seeks to extend zoning boundaries to reflect a land transfer between Canada Lands Company (CLC) and the Ottawa Catholic School Board (OCSB).
- The proposal conforms with Zoning By-law 2026-50.

CONSULTATION DETAILS

Councillor Marty Carr is aware of the application related to this report.

Public Comments

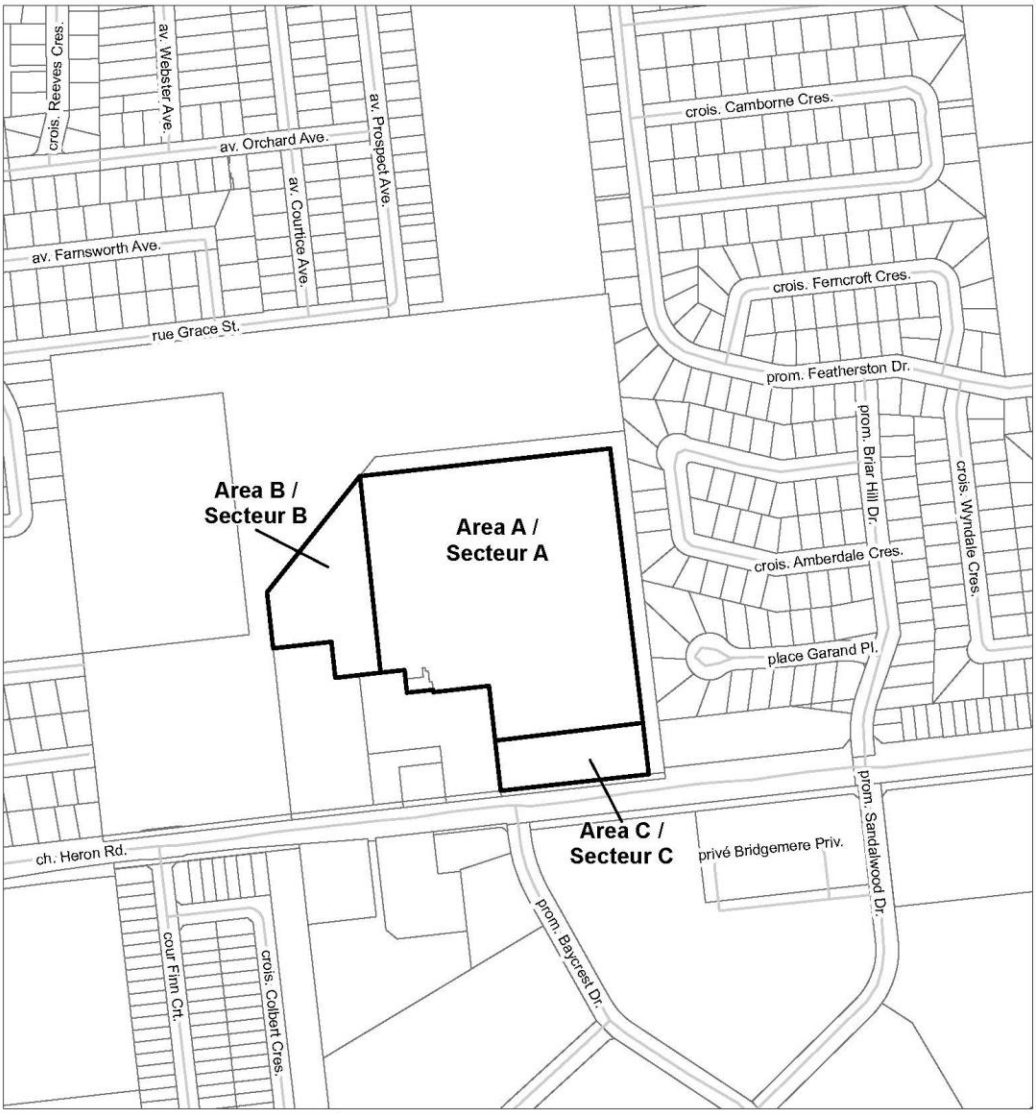
This application was not subject to the Public Notification and Consultation Policy.

APPLICATION PROCESS TIMELINE STATUS

This Lifting of a Holding Symbol application was not processed by the On Time Decision Date established for the processing of an application that has Manager Delegated Authority

Contact: James Ireland, Tel: 343-999-6367, or e-mail: james.ireland@ottawa.ca

Zoning Key Plan



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REVISION / RÉVISION - 2026 / 08 / 18

LOCATION MAP / PLAN DE LOCALISATION
ZONING KEY PLAN / SCHÉMA DE ZONAGE
LIFTING OF HOLDING / ZONES D'AMENAGEMENT DIFFÉRÉ ET OUVERTURE DE CES ZONES

1495 ch. Heron Road

Area A to be rezoned from NMU[2990] S502-h to NMU[2990] S502
Le zonage du secteur A sera modifié de NMU[2990] S502-h à NMU[2990] S502

Area B to be rezoned from GRN/INZ[2991]-h to GRN/INZ[2991]
Le zonage du secteur B sera modifié de GRN/INZ[2991]-h à GRN/INZ[2991]

Area C to be rezoned from CM2[2990] S502-h to CM2[2990] S502
Le zonage du secteur C sera modifié de CM2[2990] S502-h à CM2[2990] S502