

## NOTICE OF HEARING

Pursuant to the Ontario *Planning Act*

### Consent, Minor Variance & Permission Applications

Panel 1

Wednesday, March 19, 2025

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 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-00003  
D08-02-25/A-00009, D08-02-25/A-00010 &  
D08-02-25/A-00033

**Application:** Consent under section 45 of the *Planning Act*  
Minor Variance and Permission under section 45 of the  
*Planning Act*

**Applicant:** Yvon Lafrance

**Property Address:** 884 Charleswood Avenue

**Ward:** 13 - Rideau-Rockcliffe

**Legal Description:** Part of Lot 23, Concession 1, (Ottawa Front), Geographic  
Township of Gloucester

**Zoning:** R2F

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

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

The Applicant wants to subdivide their property into two separate parcels of land to create one new lot for the construction of a semi-detached dwelling, as shown on plans

filed with the Committee. The existing low-rise apartment building will remain on the other parcel.

**CONSENT IS REQUIRED FOR THE FOLLOWING:**

The Applicant requires the Committee's consent to sever land. The property is shown as Parts 1 and 2 on a Draft 4R-Plan filed with the applications.

The severed land, shown as Part 2 on a plan filed with the application, will have a frontage of 14.36 metres, a depth of 19.03 metres, and a lot area of 273.3 square metres. This vacant parcel will contain the proposed semi-detached dwelling and will be known municipally as 886 Charleswood Avenue.

The retained land, shown as Part 1 on said plan, has a frontage of 19.17 metres, a depth of 20.98 metres, and a lot area of 402.6 square metres. This parcel contains the existing low-rise apartment building known municipally as 884 Charleswood Avenue.

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

Approval of this application will have the effect of creating separate parcels of land, which along with the existing and proposed development will not be in conformity with the requirements of the Zoning By-law and therefore, permission and minor variance applications (File Nos D08-02-25/A-00009, D08-02-25/A-00010 & D08-02-25/A-00033) have been filed and will be heard concurrently with this application.

**REQUESTED PERMISSION**

The Applicant requires the Permission of the Committee to reduced the lot area to 402.6 square metres for the existing low-rise apartment building, a legal non-conforming use in the R2F zone.

**REQUESTED VARIANCES:**

The Applicant seeks the Committee's authorization for minor variances from the Zoning By-law as follows for the proposed semi-detached dwellings:

**A-00010: 886B Charleswood Avenue, Part 2 on draft plan, east half of proposed semi-detached:**

- a) To permit a reduced lot area of 133.6 square metres, whereas the By-law requires a minimum lot area of 270 square metres.
- b) To permit a reduced lot width of 7.18 metres, whereas the By-law requires a minimum lot width of 9 metres.

- c) To permit an increased building height of 9.1 metres, whereas the By-law permits a maximum building height of 8 metres.

**A-00033: 886A Charleswood Avenue, Part 2 on draft plan, west half of proposed semi-detached:**

- d) To permit a reduced lot area of 139.7 square metres, whereas the By-law requires a minimum lot area of 270 square metres.
- e) To permit a reduced lot width of 7.18 metres, whereas the By-law requires a minimum lot width of 9 metres.
- f) To permit an increased building height of 9.1 metres, whereas the By-law permits a maximum building height of 8 metres

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

### **FIND OUT MORE ABOUT THE APPLICATION**

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: February 28, 2025



*Ce document est également offert en français.*

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