

NOTICE OF HEARING

Pursuant to the Ontario *Planning Act*

Consent and Minor Variance Applications

Panel 2
Tuesday, April 1, 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 No(s): D08-01-25/B-00031
D08-02-25/A-00045 & D08-02-25/A-00046

Application(s): Consent under section 53 of the *Planning Act*
Minor Variance under section 45 of the *Planning Act*

Applicants: Lorenzo Cavaliere and Diana Vigliotti

Property Address: 1094 Normandy Crescent

Ward: 16 - River

Legal Description: Part of Lot 98, Registered Plan 455

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 for the construction of two detached dwellings. The existing dwelling, detached garage and shed will be demolished.

CONSENT REQUIRED

The Applicants seeks the Committee's consent to sever land.

The property is shown as Parts 1 to 4 on a Draft 4R-plan filed with the applications.

The severed land, Parts 2 and 4 on the Draft 4R-Plan, will have a frontage of 8.25 metres, a depth of 62.66 metres, and contain a lot area of 518.4 square metres. This property will be known municipally as 1092 Normandy Crescent.

The retained land, Parts 1 and 3 on the said plan, will have a frontage of 8.25 metres, a depth of 61.21 metres, and contain a lot area of 506.4 square metres. This property will be known municipally as 1094 Normandy Crescent.

The application indicates that the property is subject to existing easement as set out in instrument number CR649123.

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 (File Nos) 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-00045: 1094 Normandy Crescent, Parts 1 and 3 on Draft 4R-Plan, proposed detached dwelling:

- a) To permit a reduced lot width of 8.15 metres, whereas the By-law requires a minimum lot width of 15 metres.
- b) To permit a reduced total interior side yard setback of 1.8 metres, with one side being 0.6 metres, whereas the By-law requires a total interior side yard setback of 3 metres, with one side no less than 1.2 metres.

A-00046: 1092 Normandy Crescent, Parts 2 and 4 on Draft 4R-Plan, proposed detached dwelling:

- c) To permit a reduced lot width of 8.15 metres, whereas the By-law requires a minimum lot width of 15 metres.
- d) To permit a reduced total interior side yard setback of 1.8 metres, with one side being 0.6 metres, whereas the By-law requires a total interior side yard setback of 3 metres, with one side no less than 1.2 metres.

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: March 14, 2025



Ce document est également offert en français.

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