

NOTICE OF HEARING

Pursuant to the Ontario *Planning Act*

Consent and Minor Variance Applications

Panel 2
Tuesday, August 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-00132 D08-02-25/A-00149 & D08-02-25/A-00150
Applications:	Consent under section 53 of the <i>Planning Act</i> Minor Variance under section 45 of the <i>Planning Act</i>
Applicant:	Z. and N. Charnia
Property Address:	60 Rossland Avenue
Ward:	8 - College
Legal Description:	Lots 68, 69, 70, 71, Registered Plan 375
Zoning:	R1FF
Zoning By-law:	2008-250

APPLICANT'S PROPOSAL / PURPOSE OF THE APPLICATIONS

At its hearing on July 8, 2025, the Committee adjourned these applications sine die to allow the Applicant time to identify additional variances and permit time for City staff to review the revised Tree Information Report. The Applicant has submitted the revised material and wishes to proceed with the applications.

The Applicants want to subdivide their property into two separate parcels of land for the construction of two, two-storey, detached dwellings, as shown on plans filed with the Committee. The existing dwelling, detached garage and shed will be demolished.

CONSENT REQUIRED

The Applicants seek 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 and the separate parcels will be as follows:

Table 1 Proposed Parcels

File No.	Frontage	Depth	Area	Part No.	Municipal Address
B-00132	15.24 metres	irregular	455 sq. metres	2	58 Rossland Avenue Proposed dwelling
Retained	15.24 metres	33.53 metres	455 sq. metres	1	60 Rossland Avenue Proposed dwelling

Approval of this application 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-00149: 60 Rossland Avenue, Part 1 on draft 4R-plan, proposed detached dwelling:

- To permit a reduced lot width of 15.24 metres, whereas the By-law requires a minimum lot width of 19.5 metres.
- To permit a reduced lot area of 455 square metres, whereas the By-law requires a minimum lot area of 600 square metres.
- To permit a reduced rear yard setback of 22.77% of the lot depth, or 6.8 metres, whereas the By-law states that the minimum required rear yard setback is 28%, or 8.36 metres, for lots with depths greater than 25 metres but not more than 32 metres.
- To permit an increased driveway width of 7 metres, whereas the By-law permits a maximum driveway width of 5.5 metres.

- e) To permit a reduced setback of 0 metres for a front facing garage from the front edge of the landing giving access to the principal entrance whereas the By-law requires a minimum setback of 0.6 metres for a front facing garage from the front edge of a landing giving access to the principal entrance.

A-00150: 58 Rossland Avenue, Part 2 on draft 4R-plan, proposed detached dwelling:

- f) To permit a reduced lot width of 15.24 metres, whereas the By-law requires a minimum lot width of 19.5 metres.
- g) To permit a reduced lot area of 455 square metres, whereas the By-law requires a minimum lot area of 600 square metres.
- h) To permit a reduced rear yard setback of 25.86% of the lot depth or 7.75 metres, whereas the By-law states that the minimum required rear yard setback is 28%, or 8.36 metres, for lots with depths greater than 25 metres but not more than 32 metres.
- i) To permit an increased driveway width of 7 metres, whereas the By-law permits maximum driveway width of 5.5 metres.
- j) To permit a reduced setback of 0 metres for a front facing garage from the front edge of the landing giving access to the principal entrance whereas the By-law requires a minimum setback of 0.6 metres for a front facing garage from the front edge of a landing giving access to the principal entrance.

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](https://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: August 1, 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