

NOTICE OF HEARING

Pursuant to the Ontario *Planning Act*

Consent and Minor Variance Applications

Panel 2
Tuesday, January 13, 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-00254, B-00255 and D08-02-25/A-00248
Applications: Consent under section 53 of the *Planning Act*
Minor Variance under section 45 of the *Planning Act*
Applicants: Y. Charles and K. Torossian
Property Address: 1347 Normandy Crescent
Ward: 16 - River
Legal Description: Lot 50, Registered Plan 291190
Zoning: R1GG
Zoning By-law: 2008-250

APPLICANTS' PROPOSAL / PURPOSE OF THE APPLICATIONS

The Applicants want to subdivide the property into two separate parcels of land for the construction of a detached dwelling at the rear of the property, as shown on plans filed with the Committee. The existing one-storey dwelling will remain on the other parcel. The accessory garage will be demolished.

CONSENT REQUIRED

The Applicants seek the Committee's consent to sever land and for a grant of easement/right of way. The property is shown as Parts 1 to 6 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	Parts	Municipal Address
B-00254	18.69 m	35.57 m	665.1 sq. m	1 and 2	1347 Normandy Crescent (front lot)
B-00255	6 m	75.93 m	1,280.9 sq. m	3 to 6	1345 Normandy Crescent (rear lot)

It is proposed to establish an easement/right of way as follows:

- Over Part 5 in favour of Parts 1 and 2 for shared driveway access

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

REQUESTED VARIANCES

The Applicants request that the Committee authorize minor variances from the Zoning By-law:

A-00248: 1345 Normandy Crescent, Parts 3 to 6 on draft 4R-Plan, proposed detached dwelling:

- To permit a reduced lot width of 6.23 metres, whereas the By-law requires a minimum lot width of 18 metres.
- To permit a reduced rear yard setback of 17.55% of the lot depth or 13.33 metres, whereas the By-law states that the minimum required rear yard setback is 30% of the lot depth, in this case 22.78 metres.

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

FIND OUT MORE ABOUT THE APPLICATION(S)

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: December 19, 2025



Ce document est également offert en français.

Committee of Adjustment

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