

## NOTICE OF HEARING

Pursuant to the Ontario *Planning Act*

### Minor Variance Application

Panel 3  
Tuesday, April 21, 2026  
9:00 a.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:** D08-02-25/A-00093  
**Application:** Minor Variance under section 45 of the *Planning Act*  
**Applicants:** G. and L. Falcucci  
**Property Address:** 1035 Galaxie Avenue  
**Ward:** 19 - Orléans South-Navan  
**Legal Description:** Lot 14, Registered Plan 50M-113  
**Zoning By-law:** 2008-250 2026-50  
**Zoning:** V1E V1E

### APPLICANTS' PROPOSAL / PURPOSE OF THE APPLICATION

The Applicants' want to construct a one-storey, detached dwelling with an attached garage, as shown on plans filed with the Committee.

At its scheduled hearing on May 20, 2025, the Committee adjourned this application to allow the Applicant time to revise the proposal to address technical requirements and concerns raised by neighbours.

## REQUESTED VARIANCES

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

Under Zoning By-Law 2008-250

- a) To permit an increased lot coverage of 17.8%, or 394.3 square metres, whereas the By-law permits a maximum lot coverage of 15%, or in this case 331.95 square metres.
- b) To permit the detached dwelling to be located 10 metres from the normal highwater mark (drainage ditch), whereas the By-law states, that no building or structure shall be located closer than 30 metres from the normal highwater mark of any watercourse or water body.
- c) To permit the closest point of the septic system to be located 17.1 metres from the normal highwater mark (drainage ditch), whereas the By-law requires a minimum setback of 30 metres to the normal highwater mark of any watercourse or waterbody.

Under Zoning By-law 2026-50:

- d) To permit a reduced lot area of 2,213 square metres, whereas the By-law requires a minimum lot area of 4,000 square metres.
- e) To permit a reduced lot width of 39.62 metres, whereas the By-law requires a minimum lot width of 40 metres.

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

For the purposes of the transition and continuation provisions of Zoning By-law 2026-50, these applications were deemed to be complete on March 24, 2026.

## 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](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](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: April 7, 2026



*Ce document est également offert en français.*

**Committee of Adjustment**

City of Ottawa

101 Centrepointe Drive

Ottawa ON K2G 5K7

[Ottawa.ca/CommitteeofAdjustment](http://Ottawa.ca/CommitteeofAdjustment)

[cofa@ottawa.ca](mailto:cofa@ottawa.ca)

613-580-2436



**Comité de dérogation**

Ville d'Ottawa

101, promenade Centrepointe

Ottawa ON K2G 5K7

[Ottawa.ca/Comitedederogation](http://Ottawa.ca/Comitedederogation)

[cded@ottawa.ca](mailto:cded@ottawa.ca)

613-580-2436