

NOTICE OF HEARING

Pursuant to the Ontario *Planning Act*

Consent and Minor Variance Applications

Panel 3
Tuesday, June 3, 2025
9 a.m.

**Ben Franklin Place, Main Floor Chamber, 101 Centrepointhe 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-00093 & D08-01-25/B-00094 D08-02-25/A-00113 & D08-02-25/A-00114
Applications:	Consent under section 53 of the <i>Planning Act</i> Minor Variance under section 45 of the <i>Planning Act</i>
Applicants:	Alexander Fait & Scott Petticrew
Property Address:	1937 Stagecoach Road
Ward:	20 - Osgoode
Legal Description:	Part of Lot 12, Concession 4, Geographic Township of Osgoode
Zoning:	RU
Zoning By-law:	2008-250

APPLICANTS PROPOSAL / PURPOSE OF THE APPLICATIONS

The applicant wants to subdivide the property into three separate parcels of land for residential purposes, as shown on the plans filed with the application.

CONSENT REQUIRED

The Applicants seek the Committee's consent to sever land. The property is shown as Parts 1 to 3 on a sketch 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-00093	50 metres	160 metres	0.8 hectares	1	1951 Stagecoach Road (Vacant)
B-00094	50 metres	160 metres	0.8 hectares	2	1945 Stagecoach Road (Vacant)
Retained	33 metres	Irregular	32.8 hectares	3	1937 Stagecoach Road (Existing Dwelling)

Approval of these applications will have the effect of creating separate parcels of land that will not be in conformity with the requirements of the Zoning By-law and therefore, minor variance applications (File Nos: D08-02-25/A-00113, & D08-02-25/A-00113) 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-00113: 1951 Stagecoach Road, Part 1, Vacant Lot:

- a) To permit a reduced separation distance of 135 metres from an existing livestock facility to a proposed lot line, whereas the By-law states that a new development must comply with the minimum distance formula, in this case, requiring a minimum distance separation of 175 metres to the existing livestock facility.

A-00114: 1937 Stagecoach Road, Part 3, Existing dwelling:

- b) To permit a reduced lot width of 33.04 metres for an agricultural use, whereas the By-law requires a minimum lot width of 60 metres for an agricultural use.

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: May 16, 2025



Ce document est également offert en français.

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