

## NOTICE OF HEARING

Pursuant to the Ontario *Planning Act*

### Consent and Minor Variance Applications

Panel 2

Tuesday, June 17, 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.*

|                           |   |
|---------------------------|---|
| <b>File No(s):</b>        | D08-01-25/B-00096 & D08-01-25/B-00097<br>D08-02-25/A-00115  |
| <b>Application(s):</b>    | Consent under section 53 of the <i>Planning Act</i><br>Minor Variance under section 45 of the <i>Planning Act</i> |
| <b>Applicant(s):</b>      | Constantino & Maria Bucciarelli   |
| <b>Property Address:</b>  | 11, 15 Cleto Avenue   |
| <b>Ward:</b>              | 8 - College   |
| <b>Legal Description:</b> | Lots 643, 644, 645, 646, 647, 648 and Part of Lot 649,<br>Registered Plan 375                                     |
| <b>Zoning:</b>            | R1FF [632]  |
| <b>Zoning By-law:</b>     | 2008-250  |

### APPLICANTS' PROPOSAL / PURPOSE OF THE APPLICATIONS

The Applicants want to subdivide their property into two separate lots for separate ownership of two existing detached dwellings.

## 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-00096  | 30.8 metres  | 28.915 metres | 844.6 square metres | 1        | 15 Cleto Avenue<br>Existing dwelling |
| B-00097  | 18.79 metres | 28.915 metres | 515.2 square metres | 2        | 11 Cleto Avenue<br>Existing dwelling |

The proposal does not conform to the requirements of the Zoning By-law and therefore a minor variance applications (D08-02-25/A-00115) has(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-00115: 11 Cleto Avenue, Part 2 on draft 4R-plan, existing detached dwelling:**

- To permit a reduced lot width of 18.79 metres, whereas the By-law requires a minimum lot width of 19.5 metres.
- To permit a reduced lot area of 544 square metres, whereas the By-law requires a minimum lot area of 600 square metres.

The property is subject to Zoning By-law Exception 632, which states that owners of lots on Plan 375 may use a portion of the rear lane not exceeding 1.6 metres in depth for the purposes of calculating lot area. In this case, the portion used to calculate the lot area of Part 2 is 28.8 square 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](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: Friday, May 30, 2025



*Ce document est également offert en français.*

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