

NOTICE OF HEARING

Pursuant to the Ontario *Planning Act*

Consent and Minor Variance Applications

Panel 2
Tuesday, July 8, 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-00073 & D08-01-25/B-00109
D08-02-25/A-00090, D08-02-25/A-00130 &
D08-02-25/A-00131

Applications: Consent under section 53 of the *Planning Act*
Minor Variance under section 45 of the *Planning Act*

Applicants: D. Karen Cruz and L. Said Issa

Property Address: 1905 Alta Vista Drive

Ward: 18 - Alta Vista

Legal Description: Lot 15, Registered Plan 543

Zoning: R1GG

Zoning By-law: 2008-250

APPLICANTS' PROPOSAL / PURPOSE OF THE APPLICATIONS

The Applicants wants to subdivide their property into three separate parcels of land to construct three detached dwellings. The existing dwelling will be demolished.

CONSENT REQUIRED

The Applicants seeks the Committee's consent to sever land. The property is shown as Parts 1 to 5 inclusive 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-00073	18 m	16.5 m	330 sq. m	1 & 2	1901 Alta Vista Drive
B-00109	17.27 m	23.11 m	344.8 sq. m	3	1905 Alta Vista Drive

The retained land, shown as Parts 4 and 5 on the plan, will have a frontage of 15.25 metres, a depth of 34.64 metres and a lot area of 528.5 square metres. This parcel will be known municipally as 225 Faircrest Road.

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) 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-00090: 1901 Alta Vista Drive, Parts 1 and 2 on Draft 4R- Plan, proposed detached dwelling:

- a) To permit a reduced front yard setback of 3.5 metres, whereas the By-law requires a minimum front yard setback of 4.5 metres.
- b) To permit a reduced rear yard setback of 2.5 metres, whereas the By-law states that the minimum required rear yard setback is 4.13 metres.
- c) To permit a reduced rear yard area of 16% of the lot area or 52.7 square metres, whereas the By-law requires a minimum rear yard area of 25% of the lot area or, in this case, 82.5 square metres.
- d) To permit the front wall and driveway to face the same street (Alta Vista Drive) on a corner lot, whereas the By-law requires the front wall and driveway to face different streets.

A-00130: 1905 Alta Vista Drive, Part 3 on draft 4R- Plan, proposed detached dwelling:

- e) To permit a reduced lot width of 17.27 metres, whereas the By-law requires a minimum lot width of 18 metres.
- f) To permit a reduced front yard setback of 3.5 metres, whereas the By-law requires a minimum front yard setback of 4.5 metres.
- g) To permit a reduced rear yard setback of 2.5 metres, whereas the By-law requires a rear yard setback of 2.6 metres.
- h) To permit a corner lot to be severed into three lots with a minimum lot area of no less than 49 percent of the required minimum area, whereas the By-law states in part that, on a corner lot, a minimum lot area of no less than 49 per cent of the required minimum lot area may be applied if the property is being severed into two lots.

A-00131: 225 Faircrest Road, Parts 4 and 5 on draft 4R-Plan, proposed detached dwelling:

- i) To permit a reduced lot width of 15.26 metres, whereas the By-law requires a minimum lot width of 18 metres.

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** 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: June 20, 2025



Ce document est également offert en français.

D08-01-25/B-00073 & D08-01-25/B-00109
D08-02-25/A-00090, D08-02-25/A-00130 &
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Committee of Adjustment

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