

NOTICE OF HEARING

Pursuant to the Ontario *Planning Act*

Consent and Minor Variance Applications

Panel 2
Tuesday, May 19, 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:	D08-01-26/B-00062 & D08-01-26/B-00063 D08-02-26/A-00030 to D08-02-26/A-00032	
Applications:	Consent under section 53 of the <i>Planning Act</i> Minor Variance under section 45 of the <i>Planning Act</i>	
Applicant:	A. & B. Bulat Homes Ltd.	
Property Address:	1597 Rosebella Avenue	
Ward:	10 - Gloucester-Southgate	
Legal Description:	Part of Lots 379 to 383, Registered Plan 326	
Zoning By-law:	2008-250	2026-50
Zoning:	R1WW	N2D

APPLICANT'S PROPOSAL / PURPOSE OF THE APPLICATIONS

The Applicant wants to sever the property into three separate lots and build a new two-storey detached house on each. The existing house will be demolished.

CONSENT REQUIRED

The Applicants is requesting the Committee’s consent to sever land. The property is shown on a draft reference plan submitted along with the applications, and the resulting separate lots would be as follows:

Table 1 Proposed Parcels

File No.	Frontage (m)	Depth (m)	Area (m ²)	Part	Building
B-00062	11.43 m	30.33 m	346.7 sq. m	1	Proposed two-storey house
B-00063	11.43 m	30.33 m	346.7 sq. m	2	Proposed two-storey house
Retained	11.43	30.33 m	346.7 sq. m	3	Proposed two-storey house

The proposal also requires one or more minor variance to the zoning requirements.

REQUESTED VARIANCES

The Applicant is requesting that the Committee authorize minor variances from the zoning regulations, as follows:

A-00030: Part 1 on Draft 4R-plan, proposed two-storey house:

Under Zoning By-Law 2008-250:

- a) To permit a reduced lot area of 346.7 square metres, whereas the By-law requires a minimum lot area of 450 square metres.

Under Zoning By-law 2026-50:

- b) To permit a reduced total interior side yard setback of 2.2 metres, whereas the By-law requires a minimum total interior side yard setback of 3 metres.
- c) To permit a reduced lot width of 11.43 metres, whereas the By-law requires a minimum lot width of 15 metres.
- d) To permit a reduced front yard setback of 5 metres, whereas the By-law requires a minimum front yard setback of 6 metres.

A-00031: Part 2 on Draft 4R-plan, proposed two-storey house:

Under Zoning By-Law 2008-250:

- e) To permit a reduced lot area of 346.7 square metres, whereas the By-law requires a minimum lot area of 450 square metres.

Under Zoning By-law 2026-50:

- a) To permit a reduced total interior side yard setback of 2.2 metres, whereas the By-law requires a minimum total interior side yard setback of 3 metres.
- b) To permit a reduced lot width of 11.43 metres, whereas the By-law requires a minimum lot width of 15 metres.
- c) To permit a reduced front yard setback of 5 metres, whereas the By-law requires a minimum front yard setback of 6 metres.

A-00032: Part 3 on Draft 4R-plan, proposed two-storey house:

Under Zoning By-Law 2008-250:

- a) To permit a reduced lot area of 346.7 square metres, whereas the By-law requires a minimum lot area of 450 square metres.

Under Zoning By-law 2026-50:

- b) To permit a reduced total interior side yard setback of 2.2 metres, whereas the By-law requires a minimum total interior side yard setback of 3 metres.
- c) To permit a reduced lot width of 11.43 metres, whereas the By-law requires a minimum lot width of 15 metres.
- d) To permit a reduced front yard setback of 5 metres, whereas the By-law requires a minimum front yard setback of 6 metres.

There are no other pending applications regarding the property 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 April 23, 2026.

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](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 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 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 5, 2026



Ce document est également offert en français.

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