



Committee of Adjustment

Panel 3

Tuesday, July 2, 2024

9:00 AM

Ben Franklin Place, The Chamber, Main Floor, 101 Centrepointhe Drive, and by electronic participation

The hearing can be viewed on the Committee of Adjustment [YouTube](#) page. For more information, visit Ottawa.ca/CommitteeofAdjustment

Simultaneous interpretation in both official languages, accessible formats and communication supports are available for any specific agenda item by calling the Committee information number at least 72 hours in advance of the hearing.

Coordinator: [Geoff Huson](#)

Panel Members:

Chair:

Members: Jocelyn Chandler, Beth Henderson, Martin Vervoort, Terry Otto

CALL TO ORDER

OPENING REMARKS

DECLARATIONS OF INTEREST

CONFIRMATION OF MINUTES

ADJOURNMENT REQUESTS

HEARING OF APPLICATIONS

- 1. 7084 Mason (Ward 20 - Osgoode)
D08-02-24/A-00137**

Minor Variance Application

Applicant(s): Aman Dhaliwal and Rajvarinder Kuar Dhaliwal

Agent: C. McCuaig

To permit increased lot coverage for the construction of a detached dwelling.

2. **7090 Marco (Ward 20 - Osgoode)**
D08-02-24/A-00138

Minor Variance Application

Applicant(s): Deepak and Ranju Kumar
Agent: C. McCuaig

To permit increased lot coverage for the construction of a detached dwelling. The existing dwelling and detached garage will be demolished.

3. **107 Ascari (Ward 21 - Rideau-Jock)**
D08-02-24/A-00143

Minor Variance Application

Applicant(s): Colin Crosbie

To permit a reduced rear yard setback for the construction of a sunroom and deck.

OTHER BUSINESS

ADJOURNMENT



Comité de dérogation

Groupe 3

le mardi 2 juillet 2024

09 h 00

Place-Ben-Franklin, salle du Conseil, premier étage, 101, promenade Centrepointe, et participation par voie électronique

L'audience pourra être visionnée sur la chaîne [YouTube](#) du Comité de dérogation. Pour en savoir plus, allez au [Ottawa.ca/Comitedederogation](https://ottawa.ca/Comitedederogation)

Les participants pourront bénéficier d'une interprétation simultanée dans les deux langues officielles et de formats accessibles et d'aides à la communication pour toute question à l'ordre du jour s'ils en font la demande par téléphone auprès du service d'information du Comité au moins 72 heures à l'avance.

Coordonnateur : [Geoff Huson](#)

Membres du Groupe:

Président:

Membres: Jocelyn Chandler, Beth Henderson, Martin Vervoort, Terry Otto

APPEL NOMINAL

MOT D'OUVERTURE

DÉCLARATIONS D'INTÉRÊT

RATIFICATION DU PROCÈS-VERBAL

DEMANDES D'AJOURNEMENT

AUDIENCE DES DEMANDES

1. 7084 Mason (Quartier 20 - Osgoode)
D08-02-24/A-00137

Demande de dérogation mineure

Requérant(e)(s) : Aman Dhaliwal et Rajvarinder Kuar Dhaliwal

Agent : C. McCuaig

Permettre l'augmentation de la surface bâtie pour la construction d'une maison isolée.

2. **7090 Marco (Quartier 20 - Osgoode)**
D08-02-24/A-00138

Minor Variance Application

Requérant(e)(s) : Deepak et Ranju Kumar
Agent : C. McCuaig

Permettre l'augmentation de la surface bâtie pour la construction d'une maison isolée. La maison et le garage isolé existants seront démolis.

3. **107 Ascari (Quartier 21 - Rideau-Jock)**
D08-02-24/A-00143

Demande de dérogation mineure

Requérant(e)(s) : Colin Crosbie

Permettre la réduction de la marge de recul de la cour arrière pour la construction d'un solarium et d'une terrasse.

AUTRES QUESTIONS

AJOURNEMENT

NOTICE OF HEARING

Pursuant to the Ontario *Planning Act*

Minor Variance Application

Panel 3
Tuesday, July 2, 2024
9 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 No.: D08-02-24/A-00137
Application: Minor Variance under section 45 of the *Planning Act*
Owners/Applicants: Aman Dhaliwal and Rajvarinder Kaur Dhaliwal
Property Address: 7084 Mason Street
Ward: 20 - Osgoode
Legal Description: Part of Lot 1, Concession 5, Former Township of Osgoode
Zoning: V11
Zoning By-law: 2008-250

APPLICANT'S PROPOSAL / PURPOSE OF THE APPLICATION:

The Owners want to construct a detached dwelling, as shown on plans filed with the Committee.

REQUESTED VARIANCE:

The Owners/Applicants require the Committee's authorization for a minor variance from the Zoning By-law law to permit an increased lot coverage of 26%, whereas the By-law permits a maximum lot coverage of 15%.

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

If you do not participate in the hearing, it may proceed in your absence, and you will not receive any further notice 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, submit a written request to the Committee.

For more information about this matter, contact the Committee of Adjustment at the address, email address, website or QR code below.

ALL SUBMITTED INFORMATION BECOMES PUBLIC

In accordance with the *Planning Act*, the *Municipal Act* and the *Municipal Freedom of Information and Privacy Act*, a written submission 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, 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.

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.

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 consents to sever land and minor variances from the zoning requirements.

DATED: June 14, 2024



Ce document est également offert en français.

Committee of Adjustment
City of Ottawa
101 Centrepointe Drive
Ottawa ON K2G 5K7
Ottawa.ca/CommitteeofAdjustment
cofa@ottawa.ca
613-580-2436



Comité de dérogation
Ville d'Ottawa
101, promenade Centrepointe
Ottawa ON K2G 5K7
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AVIS D'AUDIENCE

Conformément à la *Loi sur l'aménagement du territoire* de l'Ontario

Demande de dérogation mineure

Groupe 3
Mardi 2 juillet 2024
9 h

**Place-Ben-Franklin, salle Chamber, 101, promenade Centrepointe
et par vidéoconférence**

Les propriétaires des biens-fonds situés dans un rayon de 60 mètres de l'adresse ci-dessous reçoivent le présent avis afin de formuler des observations sur la ou les demandes et de participer à l'audience s'ils le souhaitent.

L'audience peut aussi être visionnée sur la page [YouTube](#) du Comité de dérogation.

Les participants peuvent bénéficier de l'interprétation simultanée dans les deux langues officielles, de formats accessibles et d'aides à la communication pour toute question de l'ordre du jour en s'adressant au Comité de dérogation au moins 72 heures à l'avance.

Dossier : D08-02-24/A-00137
Demande : Dérogation mineure en vertu de l'article 45 de la *Loi sur l'aménagement du territoire*
Propriétaires/requérants : Aman Dhaliwal et Rajvarinder Kaur Dhaliwal
Adresse municipale : 7084, rue Mason
Quartier : 20 - Osgoode
Description officielle : Partie du lot 1, concession 5, ancien canton d'Osgoode
Zonage : V11
Règlement de zonage : n° 2008-250

PROPOSITION DES REQUÉRANTS ET OBJET DE LA DEMANDE :

Les propriétaires souhaitent construire une maison isolée, conformément aux plans déposés auprès du Comité.

DÉROGATION DEMANDÉE :

Les propriétaires/requérants demandent au Comité d'accorder une dérogation mineure au Règlement de zonage afin de permettre l'augmentation de la surface bâtie à 26 % de la superficie du lot, alors que le Règlement exige une surface bâtie maximale de 15 %.

La demande indique que la propriété ne fait l'objet d'aucune autre demande en cours en vertu de la *Loi sur l'aménagement du territoire*.

Si vous ne participez pas à l'audience, celle-ci pourra se dérouler en votre absence et vous ne recevrez pas d'autre avis à ce sujet.

Si vous souhaitez recevoir un avis de la décision prise à l'issue de l'audience et de tout appel ultérieur interjeté devant le Tribunal ontarien de l'aménagement du territoire, veuillez en faire la demande par écrit au Comité.

Pour obtenir plus de renseignements à ce sujet, communiquez avec le Comité (voir les coordonnées ci-dessous, notamment l'adresse municipale, l'adresse électronique, le site Web et le code QR).

TOUS LES RENSEIGNEMENTS PRÉSENTÉS DEVIENNENT PUBLICS

Conformément à la *Loi sur l'aménagement du territoire*, à la *Loi sur les municipalités* et à la *Loi sur l'accès à l'information municipale et la protection de la vie privée*, les observations écrites adressées au Comité de dérogation sont considérées comme des renseignements publics et peuvent être communiquées à toute personne intéressée. Les renseignements que vous choisirez de divulguer dans votre correspondance, notamment vos renseignements personnels, seront versés au dossier public et communiqués aux membres du Comité, au(x) requérant(s) ou à l'agent, l'agente, ainsi qu'à toute autre personne intéressée.

COMMENT PARTICIPER

Présentez vos observations écrites ou orales avant l'audience : Veuillez faire parvenir vos observations par courriel à cded@ottawa.ca au moins 24 heures avant l'audience afin de vous assurer que les membres des groupes chargés du rendu des décisions les ont bien reçues. Vous pouvez également téléphoner au coordonnateur ou à la coordonnatrice au numéro 613-580-2436 pour demander que vos observations soient transcrites.

Inscrivez-vous au moins 24 heures à l'avance en communiquant avec le coordonnateur ou la coordonnatrice du Comité au numéro 613-580-2436 ou à l'adresse à cded@ottawa.ca. Vous recevrez des détails sur la façon de participer par vidéoconférence. Si vous souhaitez faire une présentation visuelle, le coordonnateur ou la coordonnatrice sera en mesure de vous fournir des détails sur la façon de procéder. Les présentations sont limitées à cinq minutes et toute exception est laissée à la discrétion du président ou de la présidente.

Les audiences sont régies par les *Règles de pratique et de procédure* du Comité de dérogation et sont accessibles en ligne.

COMITÉ DE DÉROGATION

Le Comité de dérogation est le tribunal quasi judiciaire de la Ville d'Ottawa créé en vertu de la *Loi sur l'aménagement du territoire* de l'Ontario. Chaque année, il tient des audiences sur des centaines de demandes en vertu de la *Loi sur l'aménagement du territoire*, conformément à la *Loi sur l'exercice des compétences légales* de l'Ontario, y compris des demandes d'autorisation de morcellement de terrain et de dérogation mineure aux exigences en matière de zonage.

FAIT : 14 juin 2024

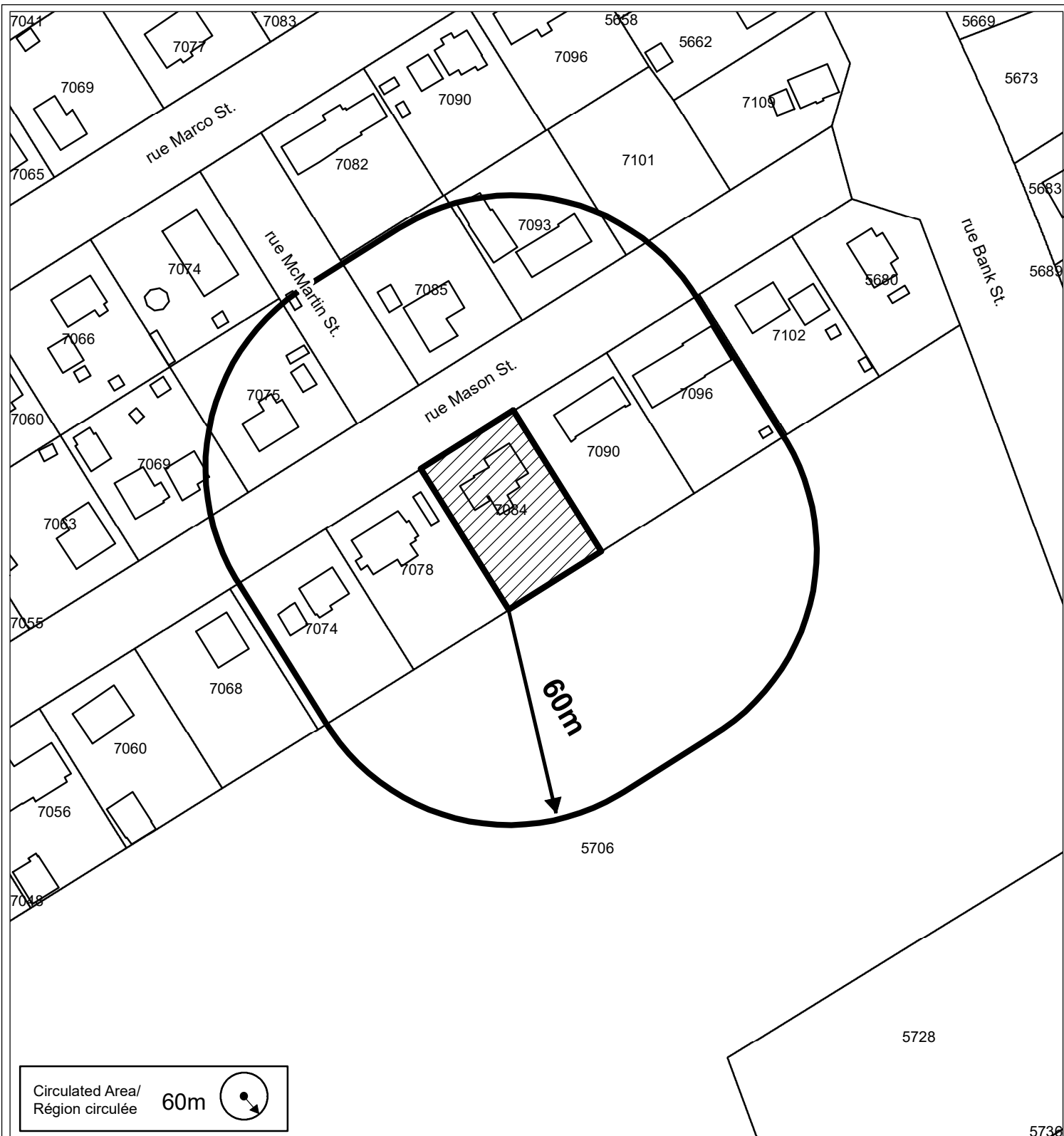



This document is also available in English.

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Committee of Adjustment
Comité de dérogation

CIRCULATION MAP /
PLAN DE CIRCULATION

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SUBJECT LAND / TERRAIN EN QUESTION
7084 rue Mason Street



NOT TO SCALE
NON À L'ÉCHELLE



planning
+ design

PLANNING RATIONALE

43-C Eccles Street, Ottawa, ON, K2G 3M5

www.q9planning.com

christine@q9planning.com

Date: May 15, 2024

File: 020224 - 7084 Mason Street

To: Michel Bellemare, Secretary Treasurer
Committee of Adjustment
City of Ottawa, 101 Centrepointe

Committee of Adjustment
Received | Reçu le
2024-05-28
City of Ottawa | Ville d'Ottawa
Comité de dérogation

RE: PROPOSED MINOR VARIANCE APPLICATION FOR 7084 MASON STREET

Dear Mr. Bellemare,

Q9 Planning + Design have been retained by Aman Dhaliwal to prepare a Planning Rationale regarding the minor variance application in order to construct a new detached dwelling on the subject site at 7084 Mason Street.

The following represents the Planning Rationale cover letter required as part of the submission requirements for an application to the Committee of Adjustment.

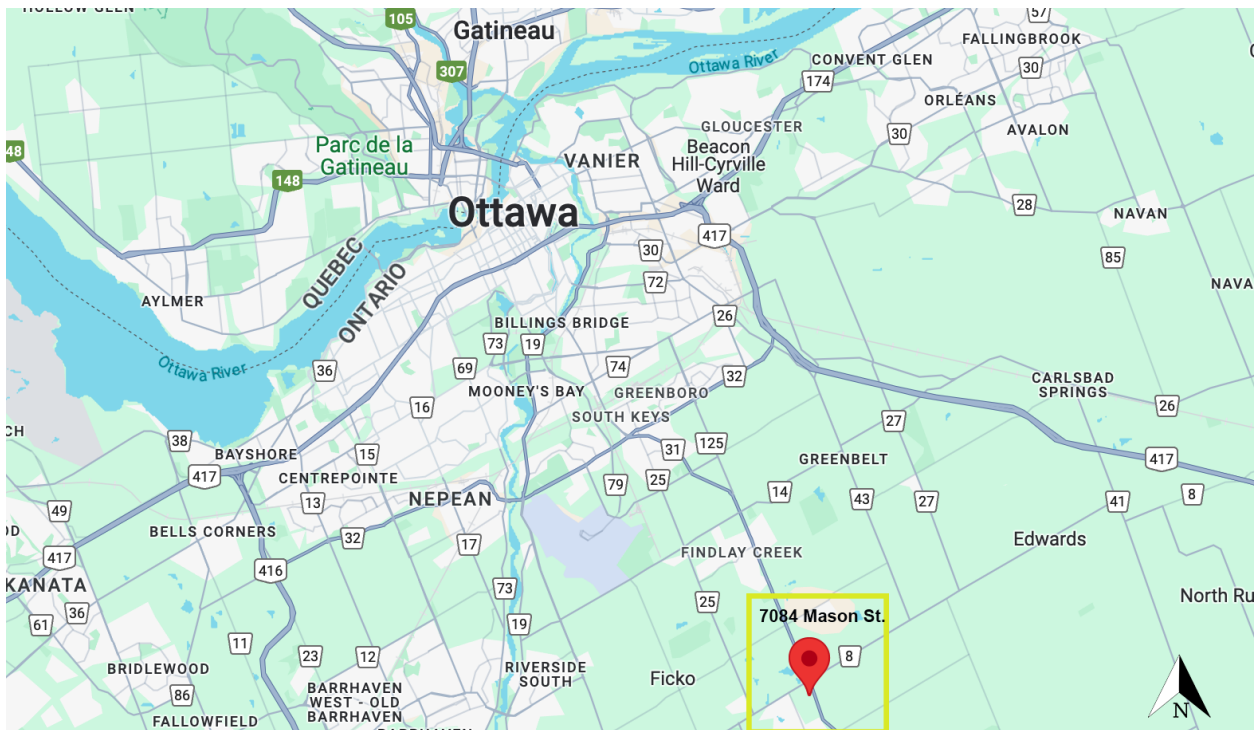


Figure 1: Location Plan (Source: Google Maps)

OVERVIEW

The subject site is a rectangular, interior lot located on the south side of Mason Street in the Village of Greely, within Ward 20 - Osgoode in the City of Ottawa. The neighbourhood is characterized by low-rise, ground-oriented detached dwelling on large lots. The site is located south west of the intersection of Bank Street and Mitch Owens Road. The site is located within the northern portion of the Village of Greely

The proposed development is to construct a new detached dwelling with a lot coverage of 26%. In order to facilitate this development, a minor variance is required.

Minor Variance Requested

The requested variance for the application is identified below:

Single-Detached Dwelling (7084 Mason Street)

- (a) To permit a lot coverage of 26%, whereas there maximum permitted lot coverage is 15%. (Section 239, Table 239)

Documents Required and Submitted

The following lists all required and submitted documents in support of the identified Committee of Adjustment application.

- [Site Plan
- [Elevations
- [Survey
- [Planning Rationale (this document)
- [Fee
- [Application Form

SITE & CONTEXT

Site

The subject site is a rectangular interior lot located along the south side of Mason Street in the Village of Greely. The property is currently vacant and has fill on the site. The surrounding lots on both sides of Mason Street and on McMartin and Marco Streets to the north, are of similar size and shape to the subject site, with wide frontages and reasonably sized lot areas. The site has 30.48 metres of frontage along Mason Street and is approximately 1,411 square metres in area. The abutting properties to the north, east and west are single detached dwellings between 1 to 2 storeys in height. The following list provides the lot dimensions for 7084 Mason Street:

- [Lot frontage: 30.48 m
- [Lot depth: 46.23 m
- [Lot area: 1409 m²



Figure 2: Site Map (Source: GeoOttawa)



Figure 3: Photo of subject property, vacant site

Context

The subject property is located in an established residential neighbourhood consisting of a variety of ground-oriented residential dwelling types. The immediate context is characterized by single-detached, with a variety of architectural styles and features, indicating gradual and continuous redevelopment of the area over time. The property forms part of the north side of a block that is bounded by Mason Street to the north, a rural property to the south, Esther Street to the west, and Bank Street to the east. There are eleven lots located along the northern end of the block including the subject property.

Most of the lots in the immediate area along Mason Street consist of detached 1 to 2 storey homes situated inline on large, similar-sized, square/rectangular lots.

Mason Street itself is a east-west street that runs from Old Prescott Road in the west to Bank Street in the east. It features one lane of travel in each direction. There are no sidewalks along Marco Street or other streets in the close vicinity.



Figure 4: Context Map (Source: Open Street Map, edited by Q9 Planning)



Figure 5: Mason Street, looking west at intersection of Mason & McMartin Street



Figure 6: Across the street from the subject site on Mason Street



Figure 7: Across the street from the subject site on Mason Street



Figure 8: Mason Street, looking east toward Bank Street

PROPOSED DEVELOPMENT

The proposed development is to construct a new detached dwelling on the subject property. It will be constructed with a mix of masonry veneer and precast band. The garage will be recessed slightly behind the front porch, providing a design that is not dominated by a garage. The dwelling will be two-storeys in height. The development will provide increased living space on a large existing lot in a village context.

The dwelling is designed to be compatible with neighbouring dwellings, with an appropriate two-storey scale that compliments the low-rise character of the neighbourhood. The selected materials will further ensure that the home will be compatible with the neighbourhood character.

The development will feature a front yard setback of 8 metres, interior yard setbacks of 2.61 metres and 2.80 metres, and a rear yard setback of 21.16 metres. The property will have a landscaped area of approximately 36%.

The proposed variance is to permit a increased lot coverage. The lot is large and the new dwelling will maintain an adequate amount of soft landscaping in all yards, in a similar manner to what is observed in the surrounding neighbourhood.

The proposed building will have a footprint of 366 m². The lot area is 1,409 m². The proposed development is to construct a new detached dwelling with a lot coverage of 26%. In order to facilitate this development, a minor variance is required.

The following pages contain the Site Plan and Elevations.

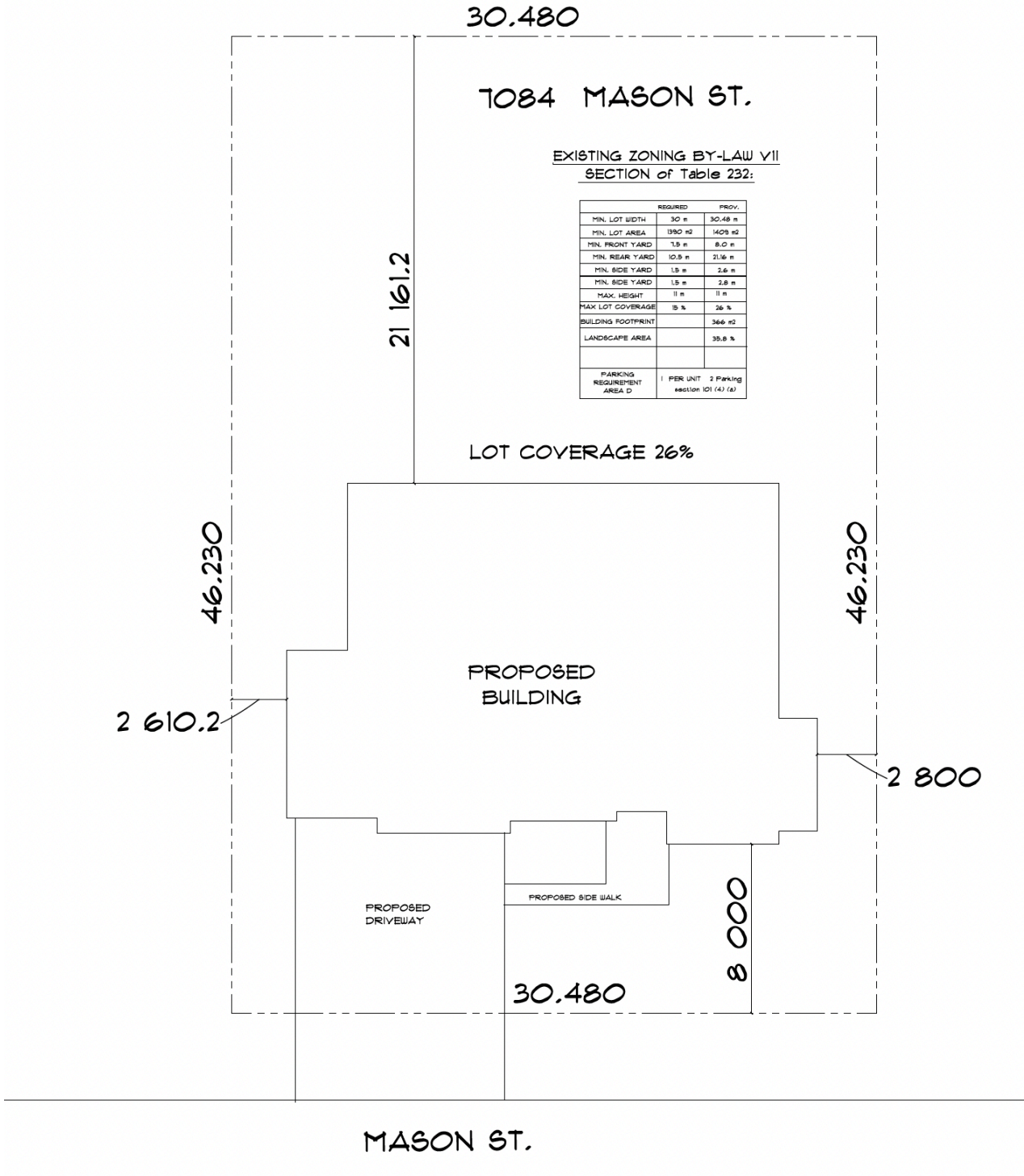


Figure 9: Site Plan prepared by Andre Theriault



Figure 10: Front Elevation, prepared by Andre Theriault, April 30, 2024



Figure 11: Rear Elevation, prepared by prepared by Andre Theriault, April 30, 2024

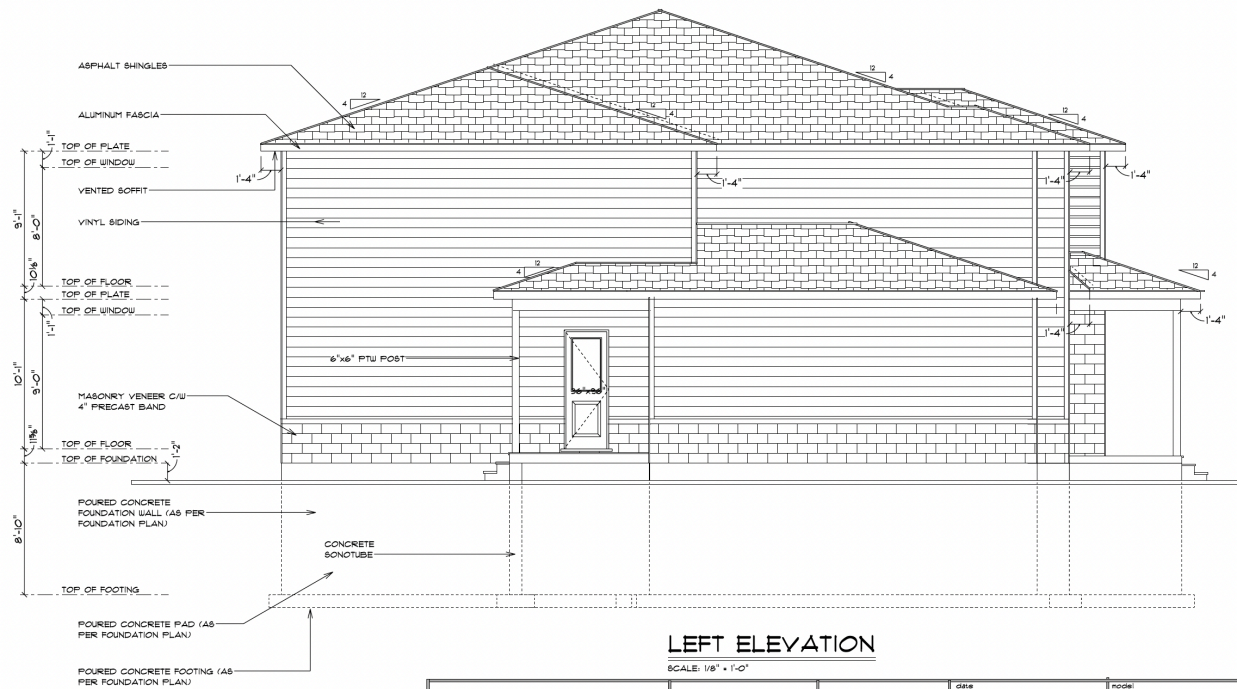


Figure 12: Left Elevation, prepared by prepared by Andre Theriault, April 30, 2024

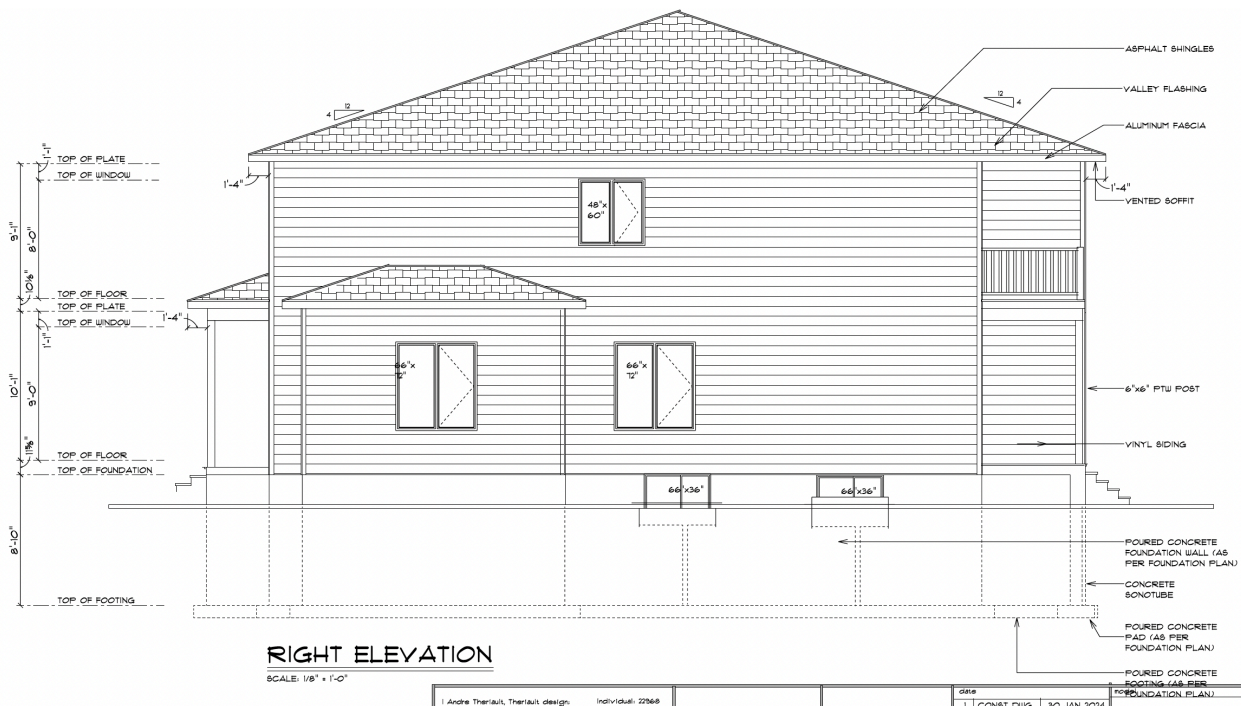


Figure 13: Right Elevation, prepared by prepared by Andre Theriault, April 30, 2024

POLICY REVIEW

In order to obtain approval of the proposed minor variance required to construct a new single-detached dwelling on the property, a review of the relevant and applicable policies and provisions is required. These are reviewed and discussed below. Relevant policies will be indicated in *italics*.

Provincial Policy Statement, 2020

The Provincial Policy Statement, 2020 (PPS) came into effect on May 1, 2020 and provides broad policy direction on matters of provincial interest related to land use planning and development. The Plan is intended to provide for appropriate development while protecting Provincial resources of interest, public health and safety, and the quality of the natural and built environment. The PPS is complemented by other Provincial plans as well as municipal plans such as Official Plans and Secondary Plans. All plans and decisions affecting planning matters “shall be consistent with” the PPS.

Section 1.0 intends to wisely manage change and plan for efficient land use and development patterns, which in turn help support sustainability through strong, liveable, healthy, and resilient communities.

1.1.1 *Healthy, liveable and safe communities are sustained by:*

- a) *promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term;*
- b) *accommodating an appropriate affordable and market-based range and mix of residential types (including single-detached, additional residential units, multi-unit housing, affordable housing and housing for older persons), employment (including industrial and commercial), institutional (including places of worship, cemeteries and long-term care homes), recreation, park and open space, and other uses to meet long-term needs;*
- c) *avoiding development and land use patterns which may cause environmental or public health and safety concerns;*
- d) *avoiding development and land use patterns that would prevent the efficient expansion of settlement areas in those areas which are adjacent or close to settlement areas;*
- e) *promoting the integration of land use planning, growth management, transit-supportive development, intensification and infrastructure planning to achieve cost-effective development patterns, optimization of transit investments, and standards to minimize land consumption and servicing costs;*
- f) *improving accessibility for persons with disabilities and older persons by addressing land use barriers which restrict their full participation in society;*
- g) *ensuring that necessary infrastructure and public service facilities are or will be available to meet current and projected needs;*
- h) *promoting development and land use patterns that conserve biodiversity; and*
- i) *preparing for the regional and local impacts of a changing climate.*

Comment: The proposed development results in the construction of a new detached dwelling on an existing lot within a village in the rural settlement area. It contributes to the overall housing supply in the area and better reflects the needs of the current homeowners.

1.1.3.1 *Settlement areas shall be the focus of growth and development.*

1.1.3.2 *Land use patterns within settlement areas shall be based on densities and a mix of land uses which:*

- a) *efficiently use land and resources;*
- b) *are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion;*
- c) *minimize negative impacts to air quality and climate change, and promote energy efficiency;*
- d) *prepare for the impacts of a changing climate;*
- e) *support active transportation;*
- f) *are transit-supportive, where transit is planned, exists or may be developed; and*
- g) *are freight-supportive.*

Comment: The subject site is located inside the village of Greely which is a settlement area within the rural area. The proposed developments results in the creation of a new home on an existing lot within an established residential area, avoiding the creation of an additional lot in a greenfield area. The proposal makes use of existing private services, infrastructure, public services and transportation networks and does not require their uneconomical expansion.

1.4.3 *Planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected market-based and affordable housing needs of current and future residents of the regional market area by:*

- b) *permitting and facilitating:*
 - 1. *all housing options required to meet the social, health, economic and well-being requirements of current and future residents, including special needs requirements and needs arising from demographic changes and employment opportunities; and*
 - 2. *all types of residential intensification, including additional residential units, and redevelopment in accordance with policy 1.1.3.3;*
- c) *directing the development of new housing towards locations where appropriate levels of infrastructure and public service facilities are or will be available to support current and projected needs;*
- d) *promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation and transit in areas where it exists or is to be developed;*
- e) *requiring transit-supportive development and prioritizing intensification, including potential air rights development, in proximity to transit, including corridors and stations; and*
- f) *establishing development standards for residential intensification, redevelopment and new residential development which minimize the cost of*

housing and facilitate compact form, while maintaining appropriate levels of public health and safety.

Comment: The proposed development results in the creation of one new detached dwelling on the subject property through a contextually-appropriate redevelopment of the existing site. The new house will be created on an existing privately serviced lot and does not necessitate the expansion of municipal infrastructure or services. Furthermore, the home will retain the low-rise, ground-oriented context of the area and achieves an appropriate design response that is compatible in scale, height, and massing with the surrounding neighbourhood. The proposal more optimally utilizes the available space on the lot while preserving the existing tree canopy and providing sufficient landscaping (36% landscaped area).

Section 2.0 of the PPS aims to ensure Ontario's long-term prosperity, environmental health, and social well-being through the wise management and conservation of natural resources. This includes policy direction on conserving biodiversity, protecting the Great Lakes, and protecting natural heritage, water, agricultural, mineral, and cultural heritage and archaeological resources.

Section 3.0 of the PPS intends to provide for Ontario's long-term prosperity, environmental health, and social wellbeing by reducing potential natural and human-made hazards and threats to public safety. Development is to be directed away from natural or human-made hazards.

Based on our review, it is our professional planning opinion that the proposed development conforms with the Provincial Policy Statement (PPS), 2020.

City of Ottawa Official Plan

Designation: *Village, within the Rural Transect*

The new City of Ottawa Official Plan was passed by City Council on November 24th, 2021 and was approved by the Ministry of Municipal Affairs and Housing (MMAH) on November 4th, 2022. The Official Plan builds on the Five Big Policy Moves identified in the City's Strategic Plan and provides renewed goals, objectives, and policies intended to guide future growth and land use decision-making into the year 2046.

Section 2 contains the overarching strategic directions of the new Official Plan, centred around the Five Big Moves. These five broad strategic directions call for increased growth through intensification, sustainable transportation, context-based urban and community design, environmental, climate, and health resiliency embedded into planning policy, and planning policies based on economic development. Six cross-cutting issues have also been identified as essential to the achievement of liveable cities, which are related to intensification, economic development, energy and climate change, healthy and inclusive communities, gender equity, and culture.

Comment: The proposed development results in the construction of a new home on an existing property within a Village (Rural) area. It achieves a context-based and compatible design that is appropriately scaled to the neighbourhood and fits within the existing

streetscape. The development also accommodates the expanded needs of the current homeowners through redevelopment of an existing property, helping to manage growth through infill development and intensification. The proposal is appropriate based on the surrounding neighbourhood context and its location within a Village in the Rural Transect, contributing to the achievement of the Five Big Policy Moves.

Section 3 of the Official Plan provides a renewed growth management framework that directs various types and intensities of growth to appropriate areas, ensuring that adequate land is provided to accommodate new growth. Most of the future growth in population and jobs is expected to occur within the urban settlement area, with the balance being accommodated in rural areas. Six transect policy areas underpin this growth management framework, with each transect policy area planning for new growth accommodation in accordance with the existing development context. Tailored direction is provided to gradually transition lands within these transects towards 15-minute communities.

Comment: The subject site is located in the rural settlement area within an established residential neighbourhood in the Rural Transect Area. The subject site is currently vacant. The proposed development provides the same residential use within the same single-detached typology. It helps retain a contextual form and dwelling type on the site while supporting growth accommodation and accommodating the owner's needs on an existing lot. This aligns with the planned direction for growth management in urban areas. A larger dwelling supports diversity and life cycle adjustments for growing families and multi-generational families.

Section 4 of the Official Plan provide policies applicable to development throughout the City, including those for more sustainable modes of transportation and the design and creation of healthy, 15-minute neighbourhoods. It also promotes housing choice to accommodate a variety of needs.

Comment: The proposed development provides a new single-detached dwelling within the rural settlement area, contributing to the housing choice and meeting the needs of the current homeowners.

Section 4.6 provides policies aimed at regulating the design of built form and the public realm in a manner that supports 15-minute neighbourhoods. It emphasizes design excellence throughout the City, especially in Design Priority Areas. The subject site is not located within a Design Priority Area.

Comment: The proposed development contributes a well-designed single-detached home to the area which provides more living space for the current homeowners to better accommodate their needs. It results in a more functional site design that efficiently uses the available space on the lot while providing adequate zoning compliant setbacks and sufficient landscaping. The contextually-appropriate height and the overall scale and massing of the home is compatible with the abutting homes and fits into the streetscape context of surrounding detached dwellings with varied architectural styles. No shadowing, overlook, or other adverse impacts onto neighbours will result from the home. The attached garage, as proposed, is slightly recessed and integrates seamlessly into the front facade of the building, de-emphasizing the garage's visual appearance. As designed, the home provides a generous 8.0 m setback from the street ensuring that the provision of landscaping is sufficient and that the urban tree canopy can be supported. Overall, the

proposed development contributes an attractive, aesthetically pleasing, and more functional dwelling to the area that maintains the consistency of front yards, while preserving landscaping and the urban tree canopy, which aligns with the urban design policies of the Official Plan.

Section 5 provides detailed policies for each of the six transect policy areas within the City. Each of the transect policy areas recognize the existing development patterns and provide tailored approaches to transition towards healthier, more sustainable 15-minute communities. The subject site is located within the **Rural Transect** and is designated **Village**.

Section 9.4 provides policies for the the Village Designation of the Rural Transect. Villages play an important role to the vitality and identity of the rural area. These Villages range in land size and population. Some Villages enjoy municipal services, water and/or wastewater, while others are serviced privately. The majority of development within the Rural area occurs within Villages in order to reduce conflicts with other uses such as agriculture, mineral extraction, Rural Industrial and Logistics and areas of natural significance. The City will support the health and liveability of village communities with sustainable growth practices, by supporting small-medium enterprises that support the local community and boost tourism, large industries in strategic locations and diversify housing where adequate services are available.

Comment: The proposed detached dwelling represents a contextually-appropriate building height that aligns with the height direction for Villages in the Rural Transect. The development contributes to enhancing the existing built form in the neighbourhood, improving the residential use of the property through a newer home that better meets the owner's needs while being compatible in scale with abutting properties.

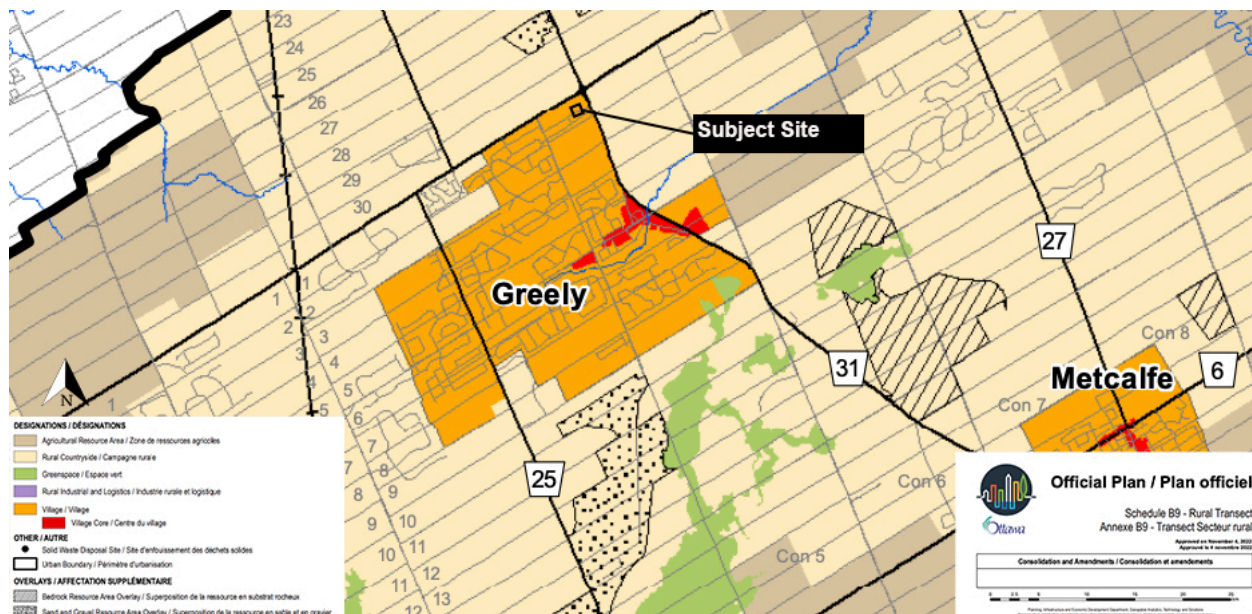


Figure 14: City of Ottawa Official Plan, Schedule B9. (Source: City of Ottawa).

Section 9.0 contains policies specific to the Village designation.

Section 9.4.2 states that the following are generally permitted uses within Villages unless prescribed by a secondary plan: a) Residential uses, the form and scale of which shall be limited by the available servicing methods and subject to the policies related to water and wastewater servicing; b) Small-scale office, retail and commercial uses; c) Institutional uses such as schools, care facilities, recreation and community facilities and places of worship; d) Community gardens, indoor and outdoor crop production market gardens and farmers markets; e) Small scale craft manufacturing of food, beverages and goods for sale; and f) Parks, recreation and community facilities which may include fairgrounds but does not include large scale facilities.

Comment: The proposed development provides results in one new detached dwelling within a stable neighbourhood that is characterized by low-rise, ground-oriented dwelling types such as single-detached dwellings. The proposed use aligns with the permitted uses in the Village designation and the dwelling provides a compatible scale and height that falls within the planned height context for the designation. The development results in an appropriate built form type, density, and scale in a well-designed dwelling that aligns with the neighbourhood context and contributes to an enhanced streetscape.

Based on our review, it is our professional planning opinion that the proposed development conforms with the City of Ottawa Official Plan.

Village of Greely Secondary Plan

Designation: *Village Residential*

The subject property is designated village in the Village of Greely Secondary Plan. The vision for the village of Greely is to enhance the rural village setting by concentrating opportunities for small-scale retail uses and services in a village core area that is connected to other areas of the village by multi-modal infrastructure. The village of Greely will become a complete village that has amenities for all ages and life stages such as parks and recreational facilities, employment, and services.

Section 3.2 of the Secondary Plan provides a policy direction for lands designated Village Residential. Detached dwellings are the prominent residential use in the village, however, multi-unit dwellings and institutional uses may also be possible at ideal locations. On lands designated Village Residential, only detached dwellings are permitted.

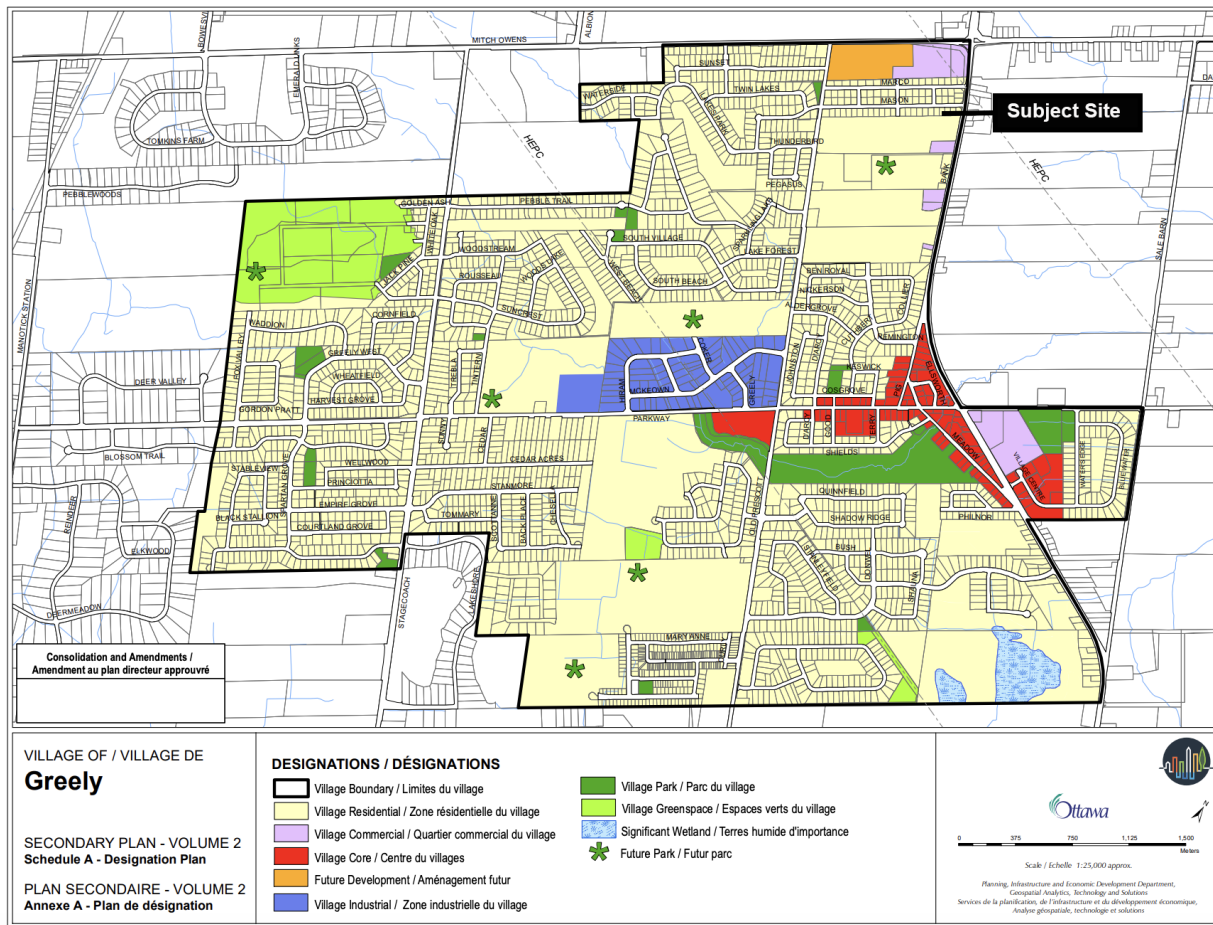


Figure 15: City of Ottawa Official Plan, Secondary Plan Volume 2. (Source: City of Ottawa).

Comment: The proposed development provides results in one new detached dwelling within a stable neighbourhood that is characterized by low-rise, ground-oriented dwelling types. The proposed use aligns with the permitted uses in the Village designation and the dwelling provides a compatible scale and height that falls within the planned height context for the designation. The development results in an appropriate built form type, density, and scale in a well-designed dwelling that aligns with the neighbourhood context and contributes to an enhanced streetscape. The building will be sited and sized appropriately relative to the size of the property and will not detract from the provision of outdoor amenity area on the property. The site will maintain a landscaped area of approximately 36%.

City of Ottawa Zoning By-law

The City of Ottawa zones this site as V11 - Village First Residential Density, Subzone I. The intent of the V1 Zone is to regulate development in a manner that adopts existing land use patterns so that the low density, low profile form of a neighbourhood is maintained and enhanced. The table below provides an overview of the required provisions for this zone and the proposed development's compliance.

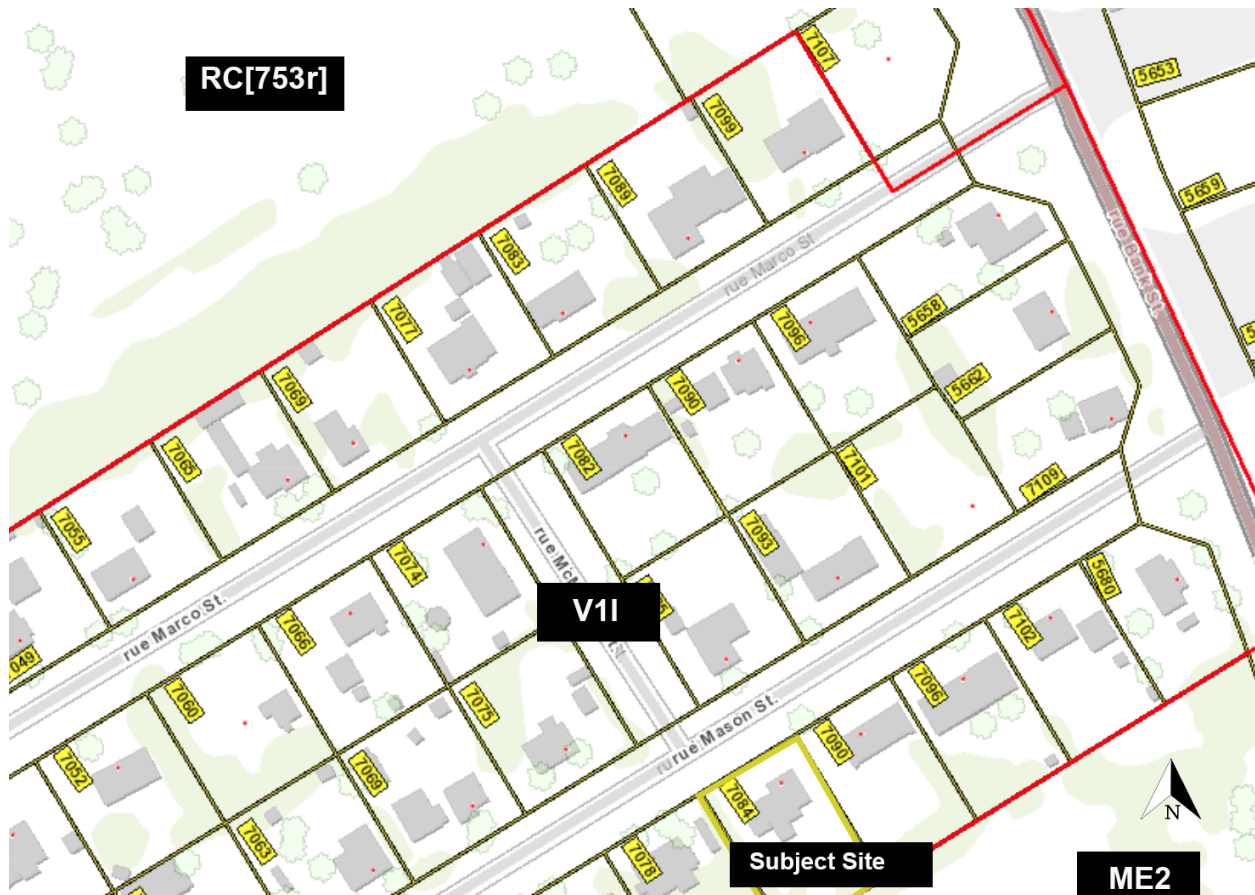


Figure 16: Zoning Map (Source: GeoOttawa)

EXISTING ZONING BY-LAW V11	Requirement	Provided	Section
Minimum Lot Width	30 m ²	30.48 m	Section 232, Table 232
Minimum Lot Area	1390 m ²	1409 m ²	Section 232, Table 232
Max Building Height	11 m	11 m	Section 232, Table 232
Minimum Front Yard Setback	7.5 m	8.0 m	Section 232, Table 232
Interior Side Yard Setback	1.5 m	2.8 m & 2.61 m	Section 232, Table 232
Minimum Rear Yard Setback	10.5 m	21.16 m	Section 232, Table 232
Corner Side Yard	7.5 m	N/A	Section 232, Table 232

EXISTING ZONING BY-LAW V11	Requirement	Provided	Section
Lot Coverage	15%	26%	Section 232, Table 232
Parking Requirement: Area D	1 per unit	2 parking spaces	Section 101(4)(a)

PLANNING ACT REVIEW

Review of Section 45(1) Minor Variances

The *Planning Act* requires that minor variances are only to be permitted so long as they meet the four tests as set in Section 45(1). These tests are: whether the variance is minor; whether the variance meets the intent and purpose of the Official Plan; whether the variance meets the intent and purpose of the Zoning By-law; and lastly whether variance is suitable and desirable for the use of the land.

Are the variances minor?

Variance: Lot Coverage

The variance is to permit a lot coverage of 26%, whereas there required lot coverage is 15%.

The test for a variance to be considered minor is based on whether the variance constitutes a minor change or whether it is too large or too important to be considered minor. The proposed variance to permit an increased lot coverage is considered a minor change. The intent of the lot coverage regulation is to ensure there is adequate space on a site for soft landscaping for stormwater infiltration and trees to contribute to the local tree canopy. Lot coverage is intended to ensure that the size of the dwelling is appropriate relative to the size of the property and does not detract from the provision of outdoor amenity area on the property. The proposed property is large and regular in shape. The new dwelling will comprise approximately 26% of the lot coverage for the building, leaving approximately 36% of the site for soft landscaping and trees. This will therefore leave a generous amount of lot area for landscaping thus permitting stormwater infiltration.

The impact of the increased lot coverage is also minor as the larger dwelling will not negatively impact the streetscape along Mason Street. As demonstrated by the map, there are numerous properties within the area that have lot coverage that exceed the required 15%, including a couple properties that have a similar lot coverage to the proposed.

Given that the intent of the lot coverage required is to ensure that new development does not adversely impact the streetscape and contributes to appropriate setbacks and good urban design, the proposed dwelling with an increased lot coverage will not negatively impact the streetscape or abutting properties.



Figure 17: Approximate lot coverages of surrounding properties

Do the variances meet the intent and purpose of the Official Plan?

The intent and purpose of the Official Plan as it applies to this property is to accommodate a wide range of ground-oriented, low-rise residential dwelling types within Villages in order to promote the creation of 15-minute communities. The proposal achieves this intent by providing a contextual, detached dwelling with a compatible height that is similar in overall massing and scale to other homes in the area. It also results in an attractively designed home that contributes positively to the streetscape, meets the building setbacks and landscape requirements and an overall more functional design for the current homeowners.

The proposed developments meets the intent and purposes of the new Official Plan by supporting the following policies:

Section 2: Strategic Directions

Section 2.2.1: Policy intent (2): Provide housing options for larger households.

Section 3: Growth Management Framework

Section 3 of the Official Plan provides a renewed growth management framework that directs various types and intensities of growth to appropriate areas, ensuring that adequate land is provided to accommodate new growth. The proposed development aligns with the planned direction for growth management in urban areas as a larger dwelling supports large family households, life cycle adjustments for growing families, and multi-generational families.

Section 4.6 provides policies aimed at regulating the design of built form and the public realm in a manner that supports 15-minute neighbourhoods. It emphasizes design excellence throughout the City. The proposed development contributes a well-designed single-detached home to the area which provides more living space for the current homeowners to better accommodate their needs, supports aging-in-place, and growing families. It results in a more functional site design that efficiently uses the available space on the lot while exceeding the required zoning setbacks. The attached garage as proposed integrates seamlessly into the front facade of the building, de-emphasizing the garage's visual appearance and resulting in a functionally and aesthetically superior design to the permitted cantilever design. The placement of the home on the property provides a setback that is in line with neighbouring dwellings and greatly exceeds the requirements in the Zoning Bylaw. The remaining landscaped area (36% of the lot area) is sufficient to support water infiltration, trees and landscaping.

Section 5 of the Official Plan provides direction for transect areas and identifies that the Villages occur within the Rural Area in order to reduce conflicts with other uses such as agriculture, mineral extraction, Rural Industrial and Logistics and areas of natural significance. The City will support the health and liveability of village communities with sustainable growth practices, by supporting small-medium enterprises that support the local community and boost tourism, large industries in strategic locations and diversify

housing where adequate services are available. At two-storeys, the proposed design and use meets the intent of the OP for the transect area.

Section 9 of the Official Plan sets out the policies for the rural designations, including Villages. The intent of this designation is to support residential uses, the form and scale of which shall be limited by the available servicing methods and subject to the policies related to water and wastewater servicing. The proposed development conforms to the policies of the applicable Village designation.

Section Section 3.2 of the Village of Greely Secondary Plan provides a policy direction for lands designated Village Residential. Detached dwellings are the prominent residential use in the village, however, multi-unit dwellings and institutional uses may also be possible at ideal locations. On lands designated Village Residential, only detached dwellings are permitted. The proposed development conforms to the policies of the Village of Greely Secondary Plan.

Overall, the proposed development contributes an attractive, aesthetically pleasing, and more functional dwelling to the area that maintains the consistency of all built form setbacks, while preserving landscaping, which aligns with the urban design policies of the Official Plan.

Given the directions in the new Official Plan to support accessibility, gender equity and families, an permitting a larger dwelling on the subject property, as designed, allows a number of functional benefits without creating any undue or adverse impacts and as such the intent and purpose of the Official Plan is met.

Do the variances meet the intent and purpose of the Zoning By-law
Variance: Lot Coverage

The intent of the lot coverage regulation is to ensure there is adequate space on a site for soft landscaping for stormwater infiltration and trees to contribute to the local tree canopy. Lot coverage is intended to ensures that the size of the dwelling is appropriate relative to the size of the property and does not detract from the provision of outdoor amenity area on the property. This intent is met by a new development that meets all of the setbacks requirements and provide adequate soft landscaping on the property. The proposed lot coverage is similar to what is existing in the neighbourhood and the proposed new dwelling is similar in size or smaller in scale to the newer buildings in the area. Approximately 36% of the lot area will consist of soft landscaping which will provide amenity area, greenery and absorb stormwater run-off. There is plenty of space for tree plantings to contribute to the canopy coverage in the area. The new building will meet all other setbacks and performance standards as outlined in the zoning.

Furthermore, with respect to the design, the proposed building utilizes a prominent front porch and additional setback of the garage door to further reduce emphasis on the garage and increase the visual presence of the rest of the house. By utilizing large, well-placed windows and a variety of materials, the home design adds visual articulation and interest to the facade that aligns with the streetscape character.

Are the variances suitable for the use of the land?

The development with the requested variances constitute a suitable and desirable use of land to support the needs of the future residents. The proposal results in a new detached dwelling being constructed on an existing lot in a manner that suits their needs now and in the future.

The requested variances do not negatively impact the streetscape or neighbourhood context, exceed landscaping and zoning requirements, and provide adequate space on the site for soft landscaping that will support stormwater infiltration and tree plantings. The variances result in a desirable and suitable use for the subject lot.

CONCLUSION

As noted, the proposed development with the requested variance result in the construction of a new detached dwelling that provides an improved living space for the homeowners while still being compatible in height, scale, and massing with the surrounding properties. The home will align with the low-rise, ground-oriented context along Mason Street and contributes an aesthetically-pleasing and well-designed dwelling to the area.

The proposed development requires a variance to permit a lot coverage that is larger than what is permitted in the Zoning By-law.

As demonstrated in this cover letter, the proposed variance is minor in nature and ensures there is adequate space on a site for soft landscaping for stormwater infiltration and trees to contribute to the local tree canopy. The proposal also meets the intent of the Official Plan by contributing a large family dwelling through contextual urban development and meets the intent of the Zoning By-law. Lastly, the proposed development is demonstrated to be a suitable and desirable use of land.

Collectively considered, the development with the requested variances meets the four tests required under Section 45(1) of the *Planning Act*.

It is the opinion of Q9 Planning + Design that the proposed minor variance constitutes good land use planning and meets the required tests and criteria set out in the *Planning Act*.

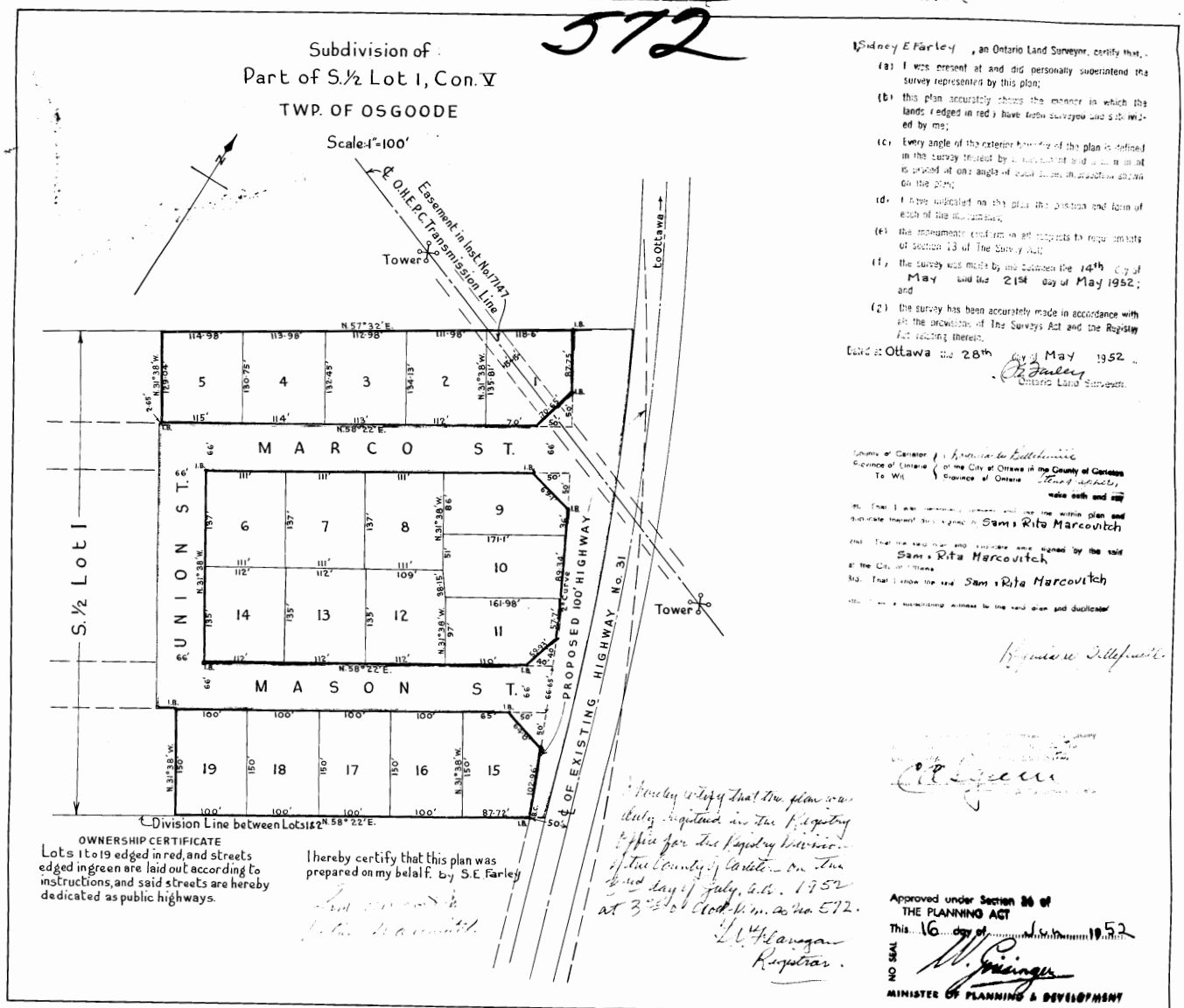
Yours truly,



Dayna Edwards, RPP MCIP M.PI
Partner Senior Planner + Project Manager

CC: Aman Dhaliwal

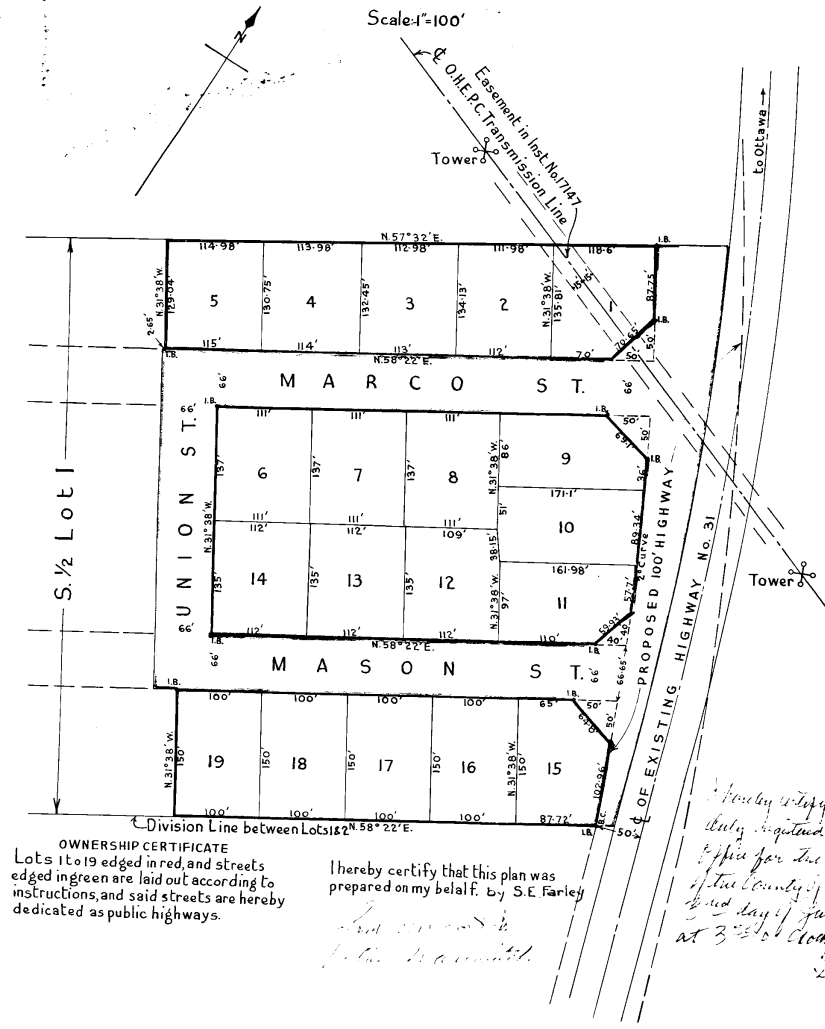
APPENDIX SURVEY



572

Subdivision of:
 Part of S. 1/2 Lot I, Con. V
 TWP. OF OSGOODE

Scale: 1"=100'



OWNERSHIP CERTIFICATE
 Lots 1 to 19 edged in red, and streets edged in green are laid out according to instructions, and said streets are hereby dedicated as public highways.

I hereby certify that this plan was prepared on my behalf, by S.E. Farley
S.E. Farley

I hereby certify that the plan was duly registered in the Registry Office for the Registry Division of the County of Carleton on the 2nd day of July, A.D. 1952 at 3:35 P.M. as No. 572.
L. H. Langan
 Registrar

Sidney E. Farley, an Ontario Land Surveyor, certify that:
 (a) I was present at and did personally superintend the survey represented by this plan;
 (b) this plan accurately shows the manner in which the lands (edged in red) have been surveyed and subdivided by me;
 (c) Every angle of the exterior boundary of the plan is defined in the survey notes by a measurement and a bearing and is plotted at one angle of equal sides in successive stations on the plan;
 (d) I have indicated on the plan the position and form of each of the monuments;
 (e) the monuments and corners all conform to requirements of section 13 of The Survey Act;
 (f) the survey was made by me between the 14th day of May and the 21st day of May 1952; and
 (g) the survey has been accurately made in accordance with the provisions of The Survey Act and the Registry Act relating therein.
 Dated at Ottawa the 28th day of May 1952.
S. E. Farley
 Ontario Land Surveyor.

County of Carleton *Carleton to Edithville*
 Province of Ontario *Carleton to Edithville*
 To Wit: *Carleton to Edithville*
 take oath and say
 That I am a duly qualified person and live in the within plan and subscribe the said plan and give my name as **Sam & Rita Marcovitch**
 That the said plan and subdivision were signed by the said **Sam & Rita Marcovitch** at the City of Ottawa
 That I know the said **Sam & Rita Marcovitch**
 That I am a duly qualified witness to the said plan and duplicate

Rita Marcovitch

S. E. Farley

Approved under Section 26 of
 THE PLANNING ACT
 This 16th day of July 1952
 NO SEAL
M. J. Gillingham
 MINISTER OF PLANNING & DEVELOPMENT

Committee of Adjustment
 Received | Reçu le
2024-05-28
 City of Ottawa | Ville d'Ottawa
 Comité de dérogation

30.480

1084 MASON ST.

EXISTING ZONING BY-LAW VII
 SECTION of Table 232:

	REQUIRED	PROV.
MIN. LOT WIDTH	30 m	30.48 m
MIN. LOT AREA	1390 m ²	1409 m ²
MIN. FRONT YARD	1.5 m	8.0 m
MIN. REAR YARD	10.9 m	21.16 m
MIN. SIDE YARD	1.5 m	2.6 m
MIN. SIDE YARD	1.5 m	2.6 m
MAX. HEIGHT	11 m	11 m
MAX LOT COVERAGE	15 %	26 %
BUILDING FOOTPRINT		366 m ²
LANDSCAPE AREA		35.8 %
PARKING REQUIREMENT AREA D	1 PER UNIT	2 Parking section 101 (4) (a)

21 161.2

LOT COVERAGE 26%

46.230

2 610.2

PROPOSED BUILDING

2 800

46.230

PROPOSED DRIVEWAY

PROPOSED SIDE WALK

8 000

30.480

MASON ST.

SITE PLAN

SCALE 1:200

I, Andre Theriault, Theriault design, Individual: 22368
 Takes responsibility for design work, Firm: 105420
 on behalf of a firm registered under Subsection 3.2.4 of division C. of the building code.
 I and the firm is registered in the appropriate class/categories.
 Date: _____
 Signature of Designer: _____



ANDRE THERIAULT
 9550 CANOTEK ROAD, UNIT 21
 GLOUCESTER, K1J 9C3
 tel: (613) 913-2269
 email: andre@theriaultdesign.ca

date	model
1 SITE PLAN	10 MAR 2024

PROPOSED BUILDING
 for
 MASON STREET
 drawing by: A.THERIAULT
 drawing no: 51
 project no: 2024-442
 1

Committee of Adjustment
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2024-05-28

City of Ottawa | Ville d'Ottawa
Comité de dérogation



FRONT ELEVATION

SCALE: 1/8" = 1'-0"

Structural engineer stamp, if required:



I, Andre Theriault, Theriault design, take responsibility for design work on behalf of a firm registered under Subsection 3.2.4 of division C. of the Building Code. I and the firm is registered in the appropriate class/categories.

Individual: 22968
Firm: 105420
Date: _____
Signature of Designer: _____

ANDRE THERIAULT
3850 CANOTEK ROAD, UNIT 21
GLOUCESTER, K1J 9C3
tel: (613) 913-2269
email: andre@theriaultdesign.ca

2	PERMIT	13 APR 2024
1	CONST DWG	30 JAN 2024

Project name	
PROPOSED HOME FOR 1090 MARCO STREET	
Drawn by	drawing no
A.THERIAULT	1
Project no.	
2023-416	11

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2024-05-28
 City of Ottawa | Ville d'Ottawa
 Comité de dérogation



REAR ELEVATION
SCALE: 1/8" = 1'-0"

Structural engineer stamp, if required:



I, Andre Theriault, Theriault design, take responsibility for design work on behalf of a firm registered under Subsection 3.2.4 of division C. of the building code. I and the firm is registered in the appropriate class/categories.

Individual: 22968
Firm: 105420

Date: _____

Signature of Designer: _____

ANDRE THERIAULT
3850 CANOTEK ROAD, UNIT 21
GLOUCESTER, K1J 9C3
tel: (613) 913-2269

email: andre@theriaultdesign.ca

2	PERMIT	13 APR 2024
1	CONST DUG	30 JAN 2024

Project name

PROPOSED HOME FOR 1090 MARCO STREET

Drawn by

A.THERIAULT

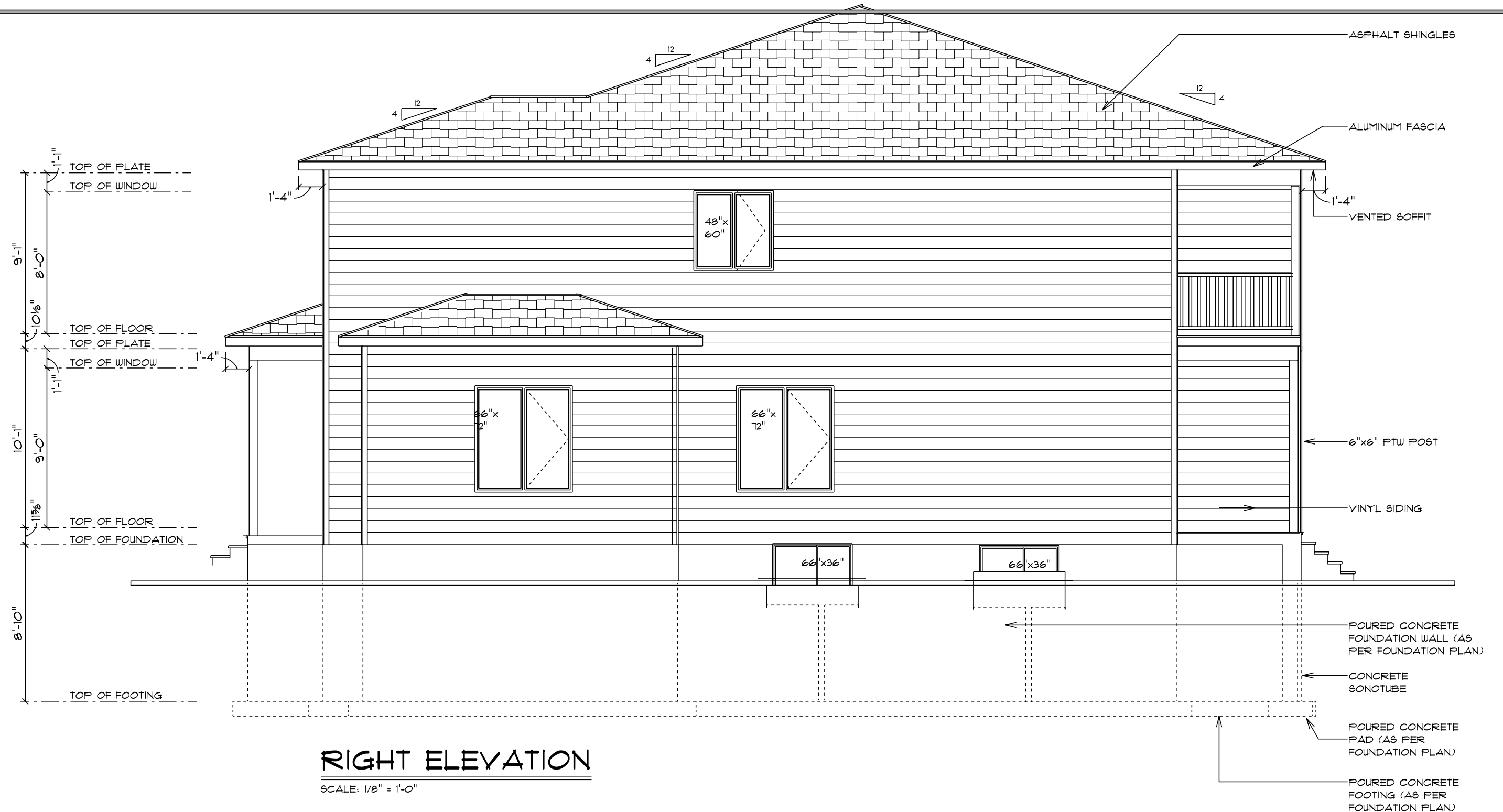
Project no.

2023-416

drawing no

2

11



RIGHT ELEVATION

SCALE: 1/8" = 1'-0"

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2024-05-28
 City of Ottawa | Ville d'Ottawa
Comité de dérogation

I, Andre Theriault, Theriault design:
 Take responsibility for design work
 on behalf of a firm registered under
 Subsection 3.2.4 of division C. of
 the building code.
 I and the firm is registered in the
 appropriate class/categories.
 Date: _____
 Signature of Designer: _____

Individual: 22968
 Firm: 105420

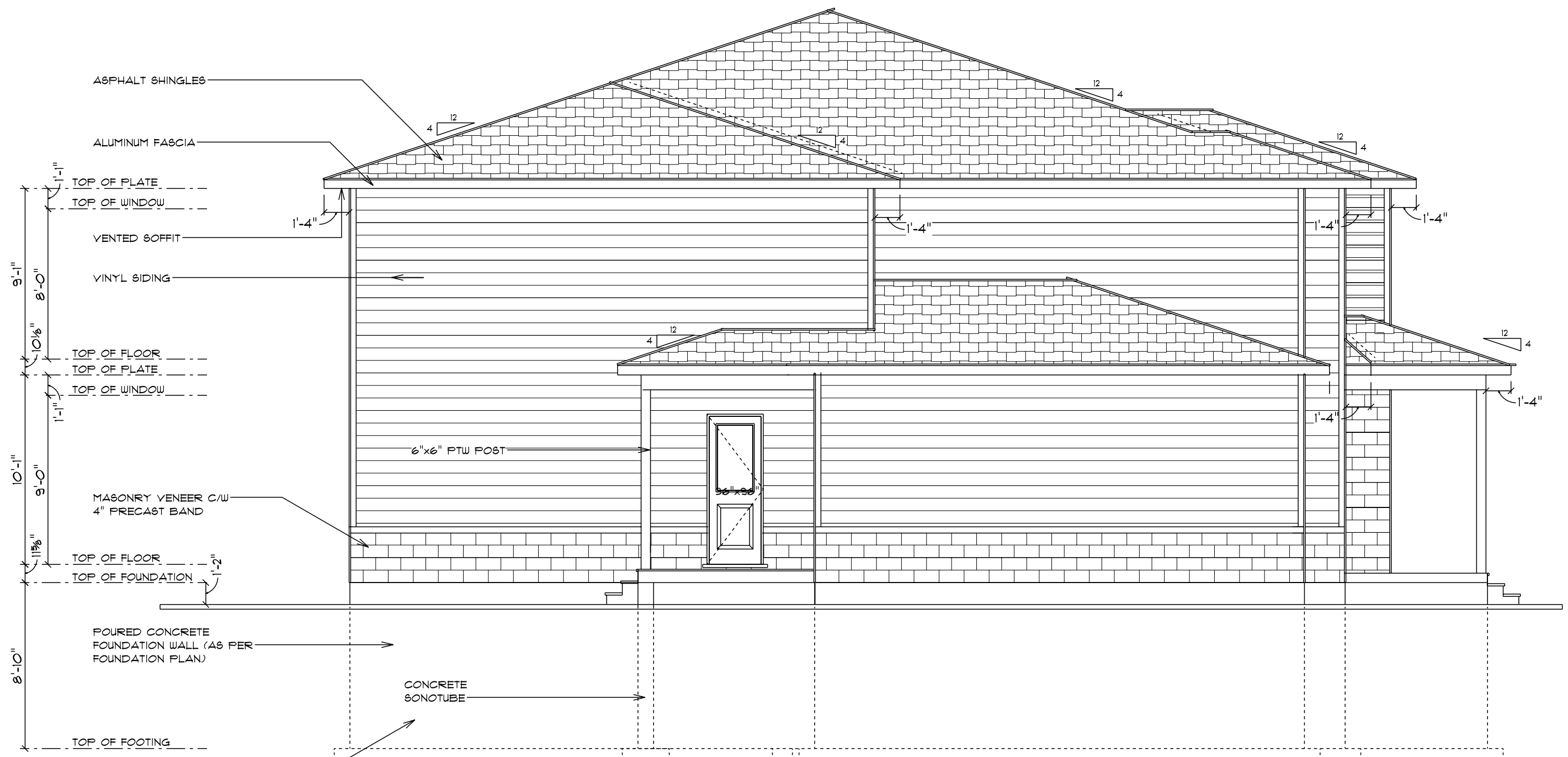


ANDRE THERIAULT
 2251 ESPRIT DRIVE, ORLEANS
 K4A 0A4
 tel: (613) 834-5284
 fax: (613) 834-0895
 email: theriault85@gmail.com

date		model
1	CONST DWG	30 JAN 2024
2	PERMIT	13 APR 2024
drawing by		A.THERIAULT
drawing no		3
project no.		2023-416

PROPOSED HOME
 FOR
 1090 MARCO STREET

11



LEFT ELEVATION

SCALE: 1/8" = 1'-0"

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2024-05-28
 City of Ottawa | Ville d'Ottawa
 Comité de dérogation

I, Andre Theriault, Theriault design:
 Take responsibility for design work
 on behalf of a firm registered under
 subsection 3.2.4 of division C. of
 the building code.
 I and the firm is registered in the
 appropriate class/categories.
 Date: _____
 Signature of Designer: _____

Individual: 22968
 Firm: 105420



ANDRE THERIAULT
 2251 ESPRIT DRIVE, ORLEANS
 K4A 0A4
 tel: (613) 834-5284
 fax: (613) 834-0895
 email: theriault85@gmail.com

date		model
1	CONST DWG	30 JAN 2024
2	PERMIT	13 APR 2024
drawing by		A.THERIAULT
project no.		2023-416

PROPOSED HOME FOR 7090 MARCO STREET	
drawing no	4
drawing no	11

Committee of Adjustment

Received | Reçu le

2024-06-26

City of Ottawa | Ville d'Ottawa

Comité de dérogation



MINOR VARIANCE APPLICATION

COMMENTS TO THE COMMITTEE OF ADJUSTMENT
PANEL 3

PLANNING, DEVELOPMENT AND BUILDING SERVICES DEPARTMENT

Site Address: 7084 Mason Street
Legal Description: Part of Lot 1, Concession 5, Former Township of Osgoode
File No.: D08-02-24/A-00138
Report Date: June 26, 2024
Hearing Date: July 02, 2024
Planner: Luke Teeft
Official Plan Designation: Rural Transect; Village, Village Residential
Zoning: V11

DEPARTMENT COMMENTS

The Planning, Development and Building Services Department **has no concerns with** the application.

DISCUSSION AND RATIONALE

Staff have reviewed the subject minor variance application against the “four tests” as outlined in Section 45 (1) of the *Planning Act*, R.S.O. 1990 c. P.13, as amended. Staff are satisfied that the requested minor variance meets the “four tests”.

The proposal improves upon the front yard setback of the previous home and complies with all other provisions of the Zoning By-law. The Official Plan and Zoning By-law both permit dwellings up to 2 stories in height. The variance is considered minor within this context.

Luke Teeft
Planner I, Development Review, All Wards
Planning, Development and Building
Services Department

Erin O'Connell
Planner III, Development Review, All
Wards
Planning, Development and Building
Services Department

NOTICE OF HEARING

Pursuant to the Ontario *Planning Act*

Minor Variance Application

Panel 3
Tuesday, July 2, 2024
9 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 No.: D08-02-24/A-00138
Application: Minor Variance under section 45 of the *Planning Act*
Owners/Applicants: Deepak and Ranju Kumar
Property Address: 7090 Marco Street
Ward: 20 - Osgoode
Legal Description: Part of Lot 1, Concession 5, Former Township of Osgoode
Zoning: V11
Zoning By-law: 2008-250

APPLICANTS PROPOSAL / PURPOSE OF THE APPLICATION:

The Owners want to construct a detached dwelling, as shown on plans filed with the Committee. The existing dwelling and detached garage will be demolished.

REQUESTED VARIANCES:

The Owners/Applicants require the Committee's authorization for a minor variance from the Zoning By-law to permit an increased lot coverage of 26%, whereas the By-law requires permits a maximum lot coverage of 15%.

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

If you do not participate in the hearing, it may proceed in your absence, and you will not receive any further notice 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, submit a written request to the Committee.

For more information about this matter, contact the Committee of Adjustment at the address, email address, website or QR code below.

ALL SUBMITTED INFORMATION BECOMES PUBLIC

In accordance with the *Planning Act*, the *Municipal Act* and the *Municipal Freedom of Information and Privacy Act*, a written submission 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, 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.

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.

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 consents to sever land and minor variances from the zoning requirements.

DATED: June 14, 2024



Ce document est également offert en français.

Committee of Adjustment
City of Ottawa
101 Centrepointe Drive
Ottawa ON K2G 5K7
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cofa@ottawa.ca
613-580-2436



Comité de dérogation
Ville d'Ottawa
101, promenade Centrepointe
Ottawa ON K2G 5K7
Ottawa.ca/Comitedederogation
cded@ottawa.ca
613-580-2436

AVIS D'AUDIENCE

Conformément à la *Loi sur l'aménagement du territoire* de l'Ontario

Demande de dérogation mineure

Groupe 3
Mardi 2 juillet 2024
9 h

**Place-Ben-Franklin, salle Chamber, 101, promenade Centrepointe
et par vidéoconférence**

Les propriétaires des biens-fonds situés dans un rayon de 60 mètres de l'adresse ci-dessous reçoivent le présent avis afin de formuler des observations sur la ou les demandes et de participer à l'audience s'ils le souhaitent.

L'audience peut aussi être visionnée sur la page [YouTube](#) du Comité de dérogation.

Les participants peuvent bénéficier de l'interprétation simultanée dans les deux langues officielles, de formats accessibles et d'aides à la communication pour toute question de l'ordre du jour en s'adressant au Comité de dérogation au moins 72 heures à l'avance.

Dossier : D08-02-24/A-00138
Demande : Dérogation mineure en vertu de l'article 45 de la *Loi sur l'aménagement du territoire*
Propriétaires/requérants : Deepak et Ranju Kumar
Adresse municipale : 7090, rue Marco
Quartier : 20 - Osgoode
Description officielle : Partie du lot 1, concession 5, ancien canton d'Osgoode
Zonage : V11
Règlement de zonage : n° 2008-250

PROPOSITION DES REQUÉRANTS ET OBJET DE LA DEMANDE :

Les propriétaires souhaitent construire une maison isolée, conformément aux plans déposés auprès du Comité. La maison et le garage isolé existants seront démolis.

DÉROGATION DEMANDÉE :

Les propriétaires/requérants demandent au Comité d'accorder une dérogation mineure au Règlement de zonage afin de permettre l'augmentation de la surface bâtie à 26 % de la superficie du lot, alors que le Règlement exige une surface bâtie maximale de 15 %.

La demande indique que la propriété ne fait l'objet d'aucune autre demande en cours en vertu de la *Loi sur l'aménagement du territoire*.

Si vous ne participez pas à l'audience, celle-ci pourra se dérouler en votre absence et vous ne recevrez pas d'autre avis à ce sujet.

Si vous souhaitez recevoir un avis de la décision prise à l'issue de l'audience et de tout appel ultérieur interjeté devant le Tribunal ontarien de l'aménagement du territoire, veuillez en faire la demande par écrit au Comité.

Pour obtenir plus de renseignements à ce sujet, communiquez avec le Comité (voir les coordonnées ci-dessous, notamment l'adresse municipale, l'adresse électronique, le site Web et le code QR).

TOUS LES RENSEIGNEMENTS PRÉSENTÉS DEVIENNENT PUBLICS

Conformément à la *Loi sur l'aménagement du territoire*, à la *Loi sur les municipalités* et à la *Loi sur l'accès à l'information municipale et la protection de la vie privée*, les observations écrites adressées au Comité de dérogation sont considérées comme des renseignements publics et peuvent être communiquées à toute personne intéressée. Les renseignements que vous choisirez de divulguer dans votre correspondance, notamment vos renseignements personnels, seront versés au dossier public et communiqués aux membres du Comité, au(x) requérant(s) ou à l'agent, l'agente, ainsi qu'à toute autre personne intéressée.

COMMENT PARTICIPER

Présentez vos observations écrites ou orales avant l'audience : Veuillez faire parvenir vos observations par courriel à cded@ottawa.ca au moins 24 heures avant l'audience afin de vous assurer que les membres des groupes chargés du rendu des décisions les ont bien reçues. Vous pouvez également téléphoner au coordonnateur ou à la coordonnatrice au numéro 613-580-2436 pour demander que vos observations soient transcrites.

Inscrivez-vous au moins 24 heures à l'avance en communiquant avec le coordonnateur ou la coordonnatrice du Comité au numéro 613-580-2436 ou à l'adresse à cded@ottawa.ca. Vous recevrez des détails sur la façon de participer par vidéoconférence. Si vous souhaitez faire une présentation visuelle, le coordonnateur ou la coordonnatrice sera en mesure de vous fournir des détails sur la façon de procéder. Les présentations sont limitées à cinq minutes et toute exception est laissée à la discrétion du président ou de la présidente.

Les audiences sont régies par les *Règles de pratique et de procédure* du Comité de dérogation et sont accessibles en ligne.

COMITÉ DE DÉROGATION

Le Comité de dérogation est le tribunal quasi judiciaire de la Ville d'Ottawa créé en vertu de la *Loi sur l'aménagement du territoire* de l'Ontario. Chaque année, il tient des audiences sur des centaines de demandes en vertu de la *Loi sur l'aménagement du territoire*, conformément à la *Loi sur l'exercice des compétences légales* de l'Ontario, y compris des demandes d'autorisation de morcellement de terrain et de dérogation mineure aux exigences en matière de zonage.

FAIT : 14 juin 2024



This document is also available in English.

Committee of Adjustment
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101 Centrepointe Drive
Ottawa ON K2G 5K7
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613-580-2436



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Circulated Area/
Région circulée

60m



Committee of Adjustment
Comité de dérogation

CIRCULATION MAP /
PLAN DE CIRCULATION



SUBJECT LAND / TERRAIN EN QUESTION

7090 rue Marco Street

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NOT TO SCALE
NON À L'ÉCHELLE



planning
+ design

PLANNING RATIONALE

43-C Eccles Street, Ottawa, ON, K2G 3M5

www.q9planning.com

christine@q9planning.com

Date: May 15, 2024

File: 020224 - 7090 Marco Road

To: Michel Bellemare, Secretary Treasurer
Committee of Adjustment
City of Ottawa, 101 Centrepointe

Committee of Adjustment
Received | Reçu le

2024-05-28

City of Ottawa | Ville d'Ottawa
Comité de dérogation

RE: PROPOSED MINOR VARIANCE APPLICATION FOR 7090 MARCO ROAD

Dear Mr. Bellemare,

Q9 Planning + Design have been retained by Deepak Kumar to prepare a Planning Rationale regarding the minor variance application in order to construct a new detached dwelling on the subject site at 7090 Marco Road.

The following represents the Planning Rationale cover letter required as part of the submission requirements for an application to the Committee of Adjustment.

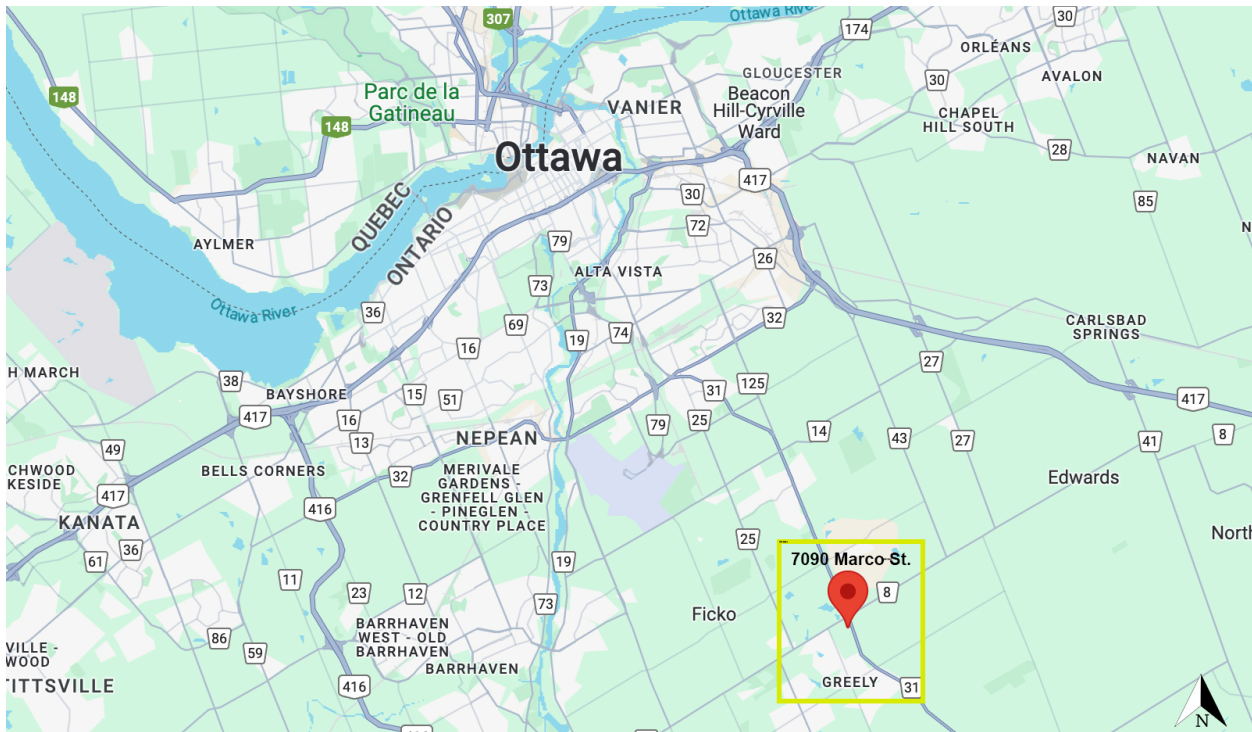


Figure 1: Location Plan (Source: Google Maps)

OVERVIEW

The subject site is a rectangular, interior lot located on the south side of Marco Street in the Village of Greely, within Ward 20 - Osgoode in the City of Ottawa. The neighbourhood is characterized by low-rise, ground-oriented detached dwelling on large lots. The site is located south west of the intersection of Bank Street and Mitch Owens Road. The site is located within the northern portion of the Village of Greely.

The proposed development is to construct a new detached dwelling with a lot coverage of 26%. In order to facilitate this development, a minor variance is required.

Minor Variance Requested

The requested variance for the application is identified below:

Single-Detached Dwelling (7090 Marco Street)

- (a) To permit a lot coverage of 26%, whereas there maximum permitted lot coverage is 15%. (Section 239, Table 239)

Documents Required and Submitted

The following lists all required and submitted documents in support of the identified Committee of Adjustment applications.

- [Site Plan
- [Elevations
- [Survey
- [Planning Rationale (this document)
- [Fee
- [Application Form

SITE & CONTEXT

Site

The subject site is a rectangular interior lot located along the south side of Marco Street in the Village of Greely. The property is currently developed with a single-storey detached dwelling and detached garage constructed from vinyl siding. The surrounding lots on both sides of Marco Street and and Mason Street to the south are of similar size and shape to the subject site, with wide frontages and reasonably sized lot areas. The site has 33.83 metres of frontage along Marco Street and is approximately 1,413 square metres in area. The abutting properties to the north, east and west are single detached dwellings between 1 to 2 storeys in height. The following list provides the lot dimensions for 7090 Marco Street:

- [Lot frontage: 33.83 m
- [Lot depth: 41.77 m
- [Lot area: 1413 m²



Figure 2: Site Map (Source: GeoOttawa)



Figure 3: Photo of subject property, dwelling and detached garage



Figure 4: Photo of subject property, dwelling and detached garage

Context

The subject property is located in an established residential neighbourhood consisting of a variety of ground-oriented residential dwelling types. The immediate context is characterized by single-detached, with a variety of architectural styles and features, indicating gradual and continuous redevelopment of the area over time. The property forms part of the north side of a block that is bounded by Marco Street to the north, Mason Street to the south, McMartin Street to the west, and Bank Street to the east. There are four lots located along the northern end of the block including the subject property.

Most of the lots in the immediate area along Marco Street consist of detached 1 to 2 storey homes situated inline on large square/rectangular lots.

Marco Street itself is a east-west street that runs from Old Prescott Road in the west to Bank Street in the east. It features one lane of travel in each direction. There are no sidewalks along Marco Street or other streets in the close vicinity.



Figure 5: Context Map (Source: Open Street Map, edited by Q9 Planning)



Figure 6: Marco Street, looking east towards Bank Street



Figure 7: Marco Street, looking west

PROPOSED DEVELOPMENT

The proposed development is to construct a new detached dwelling on the subject property. It will be constructed with a mix of masonry veneer and precast band. The garage will be recessed slightly behind the front porch, providing a design that is not dominated by a garage. The dwelling will be two-storeys in height. The development will provide increased living space on a large existing lot in a village context.

The dwelling is designed to be compatible with neighbouring dwellings, with an appropriate two-storey scale that compliments the low-rise character of the neighbourhood. The selected materials will further ensure that the home will be compatible with the neighbourhood character.

The existing building on the site currently has a legal non-complying front yard setback of 4.5 m. The required front yard setback in the Zoning By-law is 7.5 m. The new building will improve on the existing front yard setback, providing a front yard setback that complies with the Zoning By-law and better reflects the building setbacks of other dwellings along the street.

The development will feature a front yard setback of 7.5 metres, interior yard setbacks of 4.5 metres and 4.26 metres, and a rear yard setback of 17.20 metres. The property will have a landscaped area of approximately 38%.

The proposed variance is to permit an increased lot coverage. The lot is large and the new dwelling will maintain an adequate amount of soft landscaping in all yards, in a similar manner to what is observed in the surrounding neighbourhood.

The proposed building will have a footprint of 366 m². The lot area is 1,413 m². The proposed development is to construct a new detached dwelling with a lot coverage of 26%. In order to facilitate this development, a minor variance is required.

The following pages contain the Site Plan and Elevations.

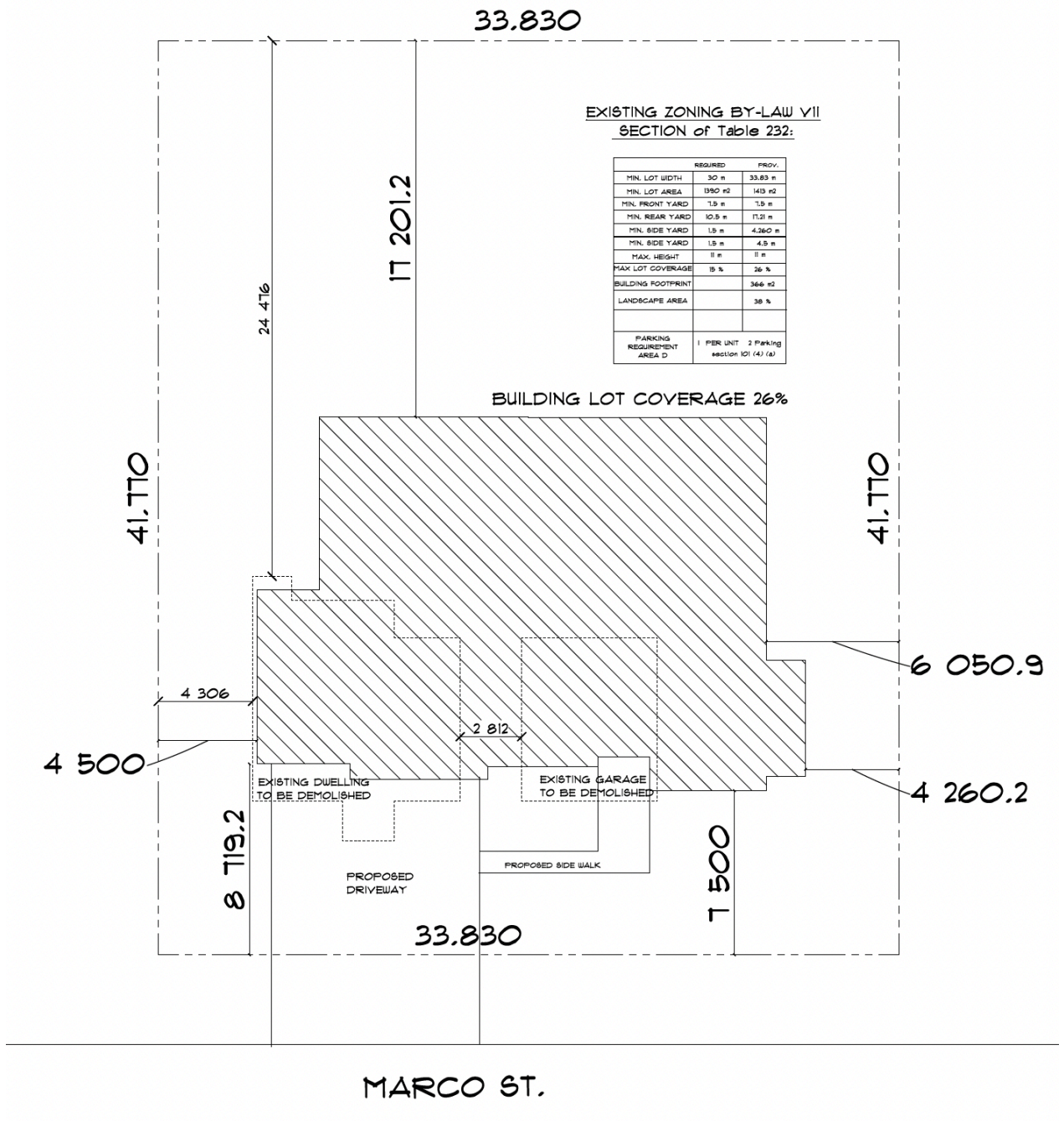


Figure 8: Site Plan prepared by Andre Theriault

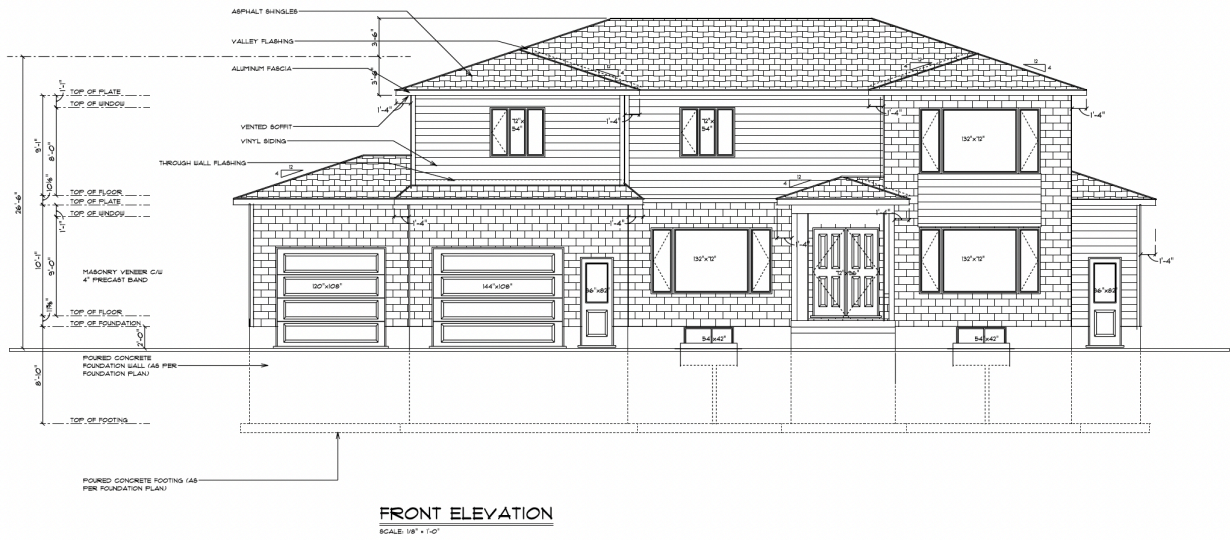


Figure 9: Front Elevation, prepared by Andre Theriault, April 30, 2024



Figure 10: Rear Elevation, prepared by prepared by Andre Theriault, April 30, 2024

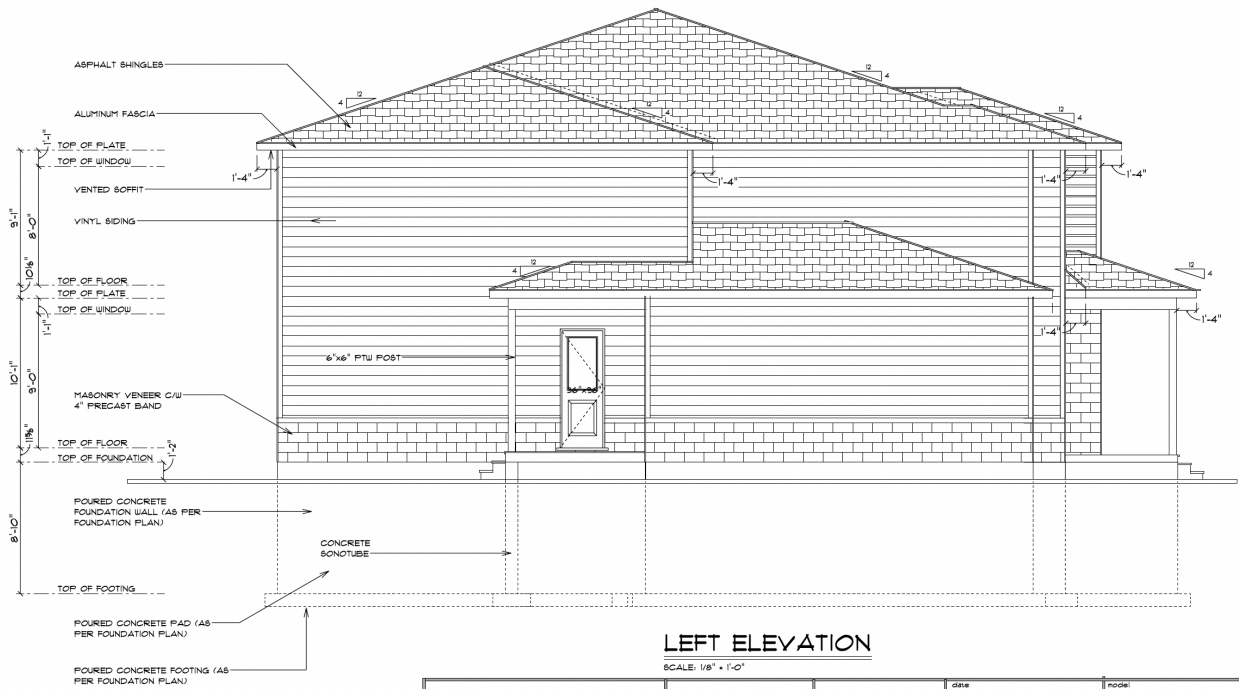


Figure 11: Left Elevation, prepared by prepared by Andre Theriault, April 30, 2024

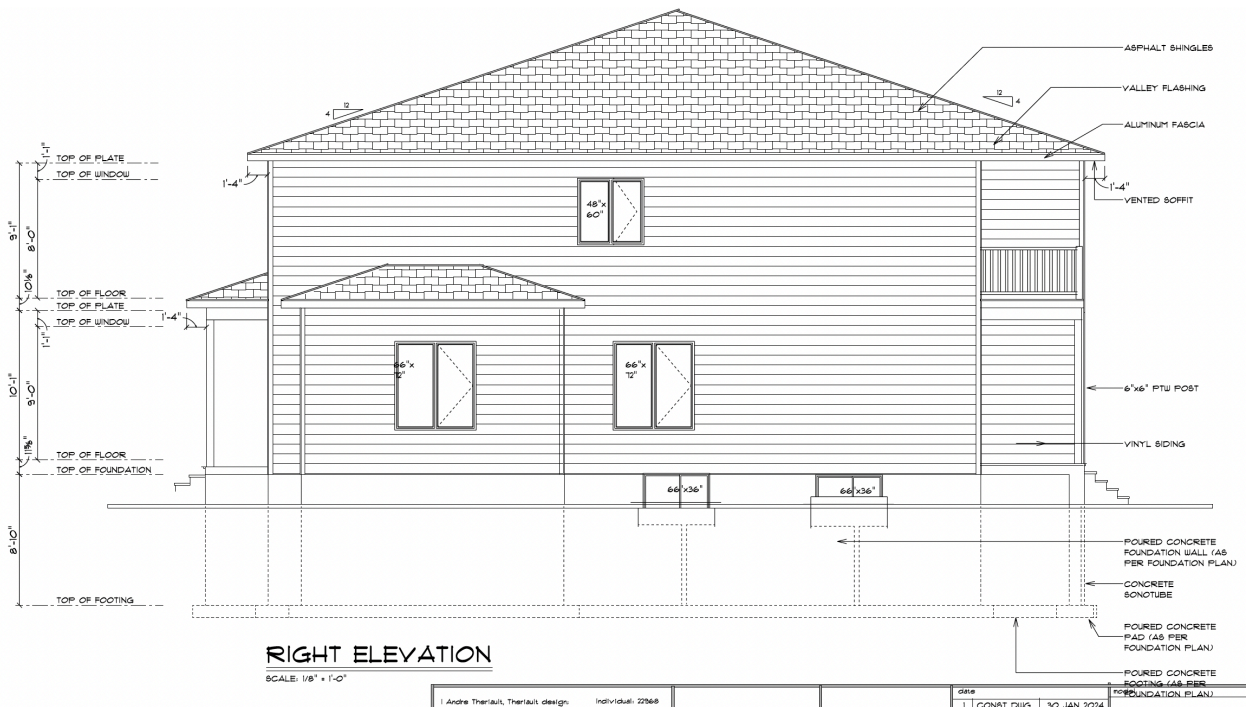


Figure 12: Right Elevation, prepared by prepared by Andre Theriault, April 30, 2024

POLICY REVIEW

In order to obtain approval of the proposed minor variance required to construct a new single-detached dwelling on the property, a review of the relevant and applicable policies and provisions is required. These are reviewed and discussed below. Relevant policies will be indicated in *italics*.

Provincial Policy Statement, 2020

The Provincial Policy Statement, 2020 (PPS) came into effect on May 1, 2020 and provides broad policy direction on matters of provincial interest related to land use planning and development. The Plan is intended to provide for appropriate development while protecting Provincial resources of interest, public health and safety, and the quality of the natural and built environment. The PPS is complemented by other Provincial plans as well as municipal plans such as Official Plans and Secondary Plans. All plans and decisions affecting planning matters “shall be consistent with” the PPS.

Section 1.0 intends to wisely manage change and plan for efficient land use and development patterns, which in turn help support sustainability through strong, liveable, healthy, and resilient communities.

1.1.1 *Healthy, liveable and safe communities are sustained by:*

- a) *promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term;*
- b) *accommodating an appropriate affordable and market-based range and mix of residential types (including single-detached, additional residential units, multi-unit housing, affordable housing and housing for older persons), employment (including industrial and commercial), institutional (including places of worship, cemeteries and long-term care homes), recreation, park and open space, and other uses to meet long-term needs;*
- c) *avoiding development and land use patterns which may cause environmental or public health and safety concerns;*
- d) *avoiding development and land use patterns that would prevent the efficient expansion of settlement areas in those areas which are adjacent or close to settlement areas;*
- e) *promoting the integration of land use planning, growth management, transit-supportive development, intensification and infrastructure planning to achieve cost-effective development patterns, optimization of transit investments, and standards to minimize land consumption and servicing costs;*
- f) *improving accessibility for persons with disabilities and older persons by addressing land use barriers which restrict their full participation in society;*
- g) *ensuring that necessary infrastructure and public service facilities are or will be available to meet current and projected needs;*
- h) *promoting development and land use patterns that conserve biodiversity;*
and
- i) *preparing for the regional and local impacts of a changing climate.*

Comment: The proposed development results in the construction of a new detached dwelling on an existing lot within a village in the rural settlement area. It contributes to the overall housing supply in the area and better reflects the needs of the current homeowners.

1.1.3.1 Settlement areas shall be the focus of growth and development.

1.1.3.2 Land use patterns within settlement areas shall be based on densities and a mix of land uses which:

- a) efficiently use land and resources;*
- b) are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available, and avoid the need for their unjustified and/or uneconomical expansion;*
- c) minimize negative impacts to air quality and climate change, and promote energy efficiency;*
- d) prepare for the impacts of a changing climate;*
- e) support active transportation;*
- f) are transit-supportive, where transit is planned, exists or may be developed; and*
- g) are freight-supportive.*

Comment: The subject site is located inside the Village of Greely which is a settlement area within the rural area. The proposed developments results in the creation of a new home on an existing lot within an established residential area, avoiding the creation of an additional lot in a greenfield area. The proposal makes use of existing private services, infrastructure, public services and transportation networks and does not require their uneconomical expansion.

1.4.3 Planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected market-based and affordable housing needs of current and future residents of the regional market area by:

- b) permitting and facilitating:*
 - 1. all housing options required to meet the social, health, economic and well-being requirements of current and future residents, including special needs requirements and needs arising from demographic changes and employment opportunities; and*
 - 2. all types of residential intensification, including additional residential units, and redevelopment in accordance with policy 1.1.3.3;*
- c) directing the development of new housing towards locations where appropriate levels of infrastructure and public service facilities are or will be available to support current and projected needs;*
- d) promoting densities for new housing which efficiently use land, resources, infrastructure and public service facilities, and support the use of active transportation and transit in areas where it exists or is to be developed;*
- e) requiring transit-supportive development and prioritizing intensification, including potential air rights development, in proximity to transit, including corridors and stations; and*
- f) establishing development standards for residential intensification, redevelopment and new residential development which minimize the cost of*

housing and facilitate compact form, while maintaining appropriate levels of public health and safety.

Comment: The proposed development results in the creation of one new detached dwelling on the subject property through a contextually-appropriate redevelopment of the existing site. The new house will be created on an existing privately serviced lot and does not necessitate the expansion of municipal infrastructure or services. Furthermore, the home will retain the low-rise, ground-oriented context of the area and achieves an appropriate design response that is compatible in scale, height, and massing with the surrounding neighbourhood. The proposal more optimally utilizes the available space on the lot while preserving the existing tree canopy and providing sufficient landscaping (38% landscaped area).

Section 2.0 of the PPS aims to ensure Ontario's long-term prosperity, environmental health, and social well-being through the wise management and conservation of natural resources. This includes policy direction on conserving biodiversity, protecting the Great Lakes, and protecting natural heritage, water, agricultural, mineral, and cultural heritage and archaeological resources.

Section 3.0 of the PPS intends to provide for Ontario's long-term prosperity, environmental health, and social wellbeing by reducing potential natural and human-made hazards and threats to public safety. Development is to be directed away from natural or human-made hazards.

Based on our review, it is our professional planning opinion that the proposed development conforms with the Provincial Policy Statement (PPS), 2020.

City of Ottawa Official Plan

Designation: *Village, within the Rural Transect*

The new City of Ottawa Official Plan was passed by City Council on November 24th, 2021 and was approved by the Ministry of Municipal Affairs and Housing (MMAH) on November 4th, 2022. The Official Plan builds on the Five Big Policy Moves identified in the City's Strategic Plan and provides renewed goals, objectives, and policies intended to guide future growth and land use decision-making into the year 2046.

Section 2 contains the overarching strategic directions of the new Official Plan, centred around the Five Big Moves. These five broad strategic directions call for increased growth through intensification, sustainable transportation, context-based urban and community design, environmental, climate, and health resiliency embedded into planning policy, and planning policies based on economic development. Six cross-cutting issues have also been identified as essential to the achievement of liveable cities, which are related to intensification, economic development, energy and climate change, healthy and inclusive communities, gender equity, and culture.

Comment: The proposed development results in the construction of a new home on an existing property within a Village (Rural) area. It achieves a context-based and compatible design that is appropriately scaled to the neighbourhood and fits within the existing

streetscape. The development also accommodates the expanded needs of the current homeowners through redevelopment of an existing property, helping to manage growth through infill development and intensification. The proposal is appropriate based on the surrounding neighbourhood context and its location within a Village in the Rural Transect, contributing to the achievement of the Five Big Policy Moves.

Section 3 of the Official Plan provides a renewed growth management framework that directs various types and intensities of growth to appropriate areas, ensuring that adequate land is provided to accommodate new growth. Most of the future growth in population and jobs is expected to occur within the urban settlement area, with the balance being accommodated in rural areas. Six transect policy areas underpin this growth management framework, with each transect policy area planning for new growth accommodation in accordance with the existing development context. Tailored direction is provided to gradually transition lands within these transects towards 15-minute communities.

Comment: The subject site is located in the rural settlement area within an established residential neighbourhood in the Rural Transect Area. The subject site currently contains a single-storey detached dwelling. The proposed development provides the same residential use within the same single-detached typology. It helps retain a contextual form and dwelling type on the site while supporting growth accommodation and accommodating the owner's needs on an existing lot. This aligns with the planned direction for growth management in urban areas. A larger dwelling supports diversity and life cycle adjustments for growing families and multi-generational families.

Section 4 of the Official Plan provide policies applicable to development throughout the City, including those for more sustainable modes of transportation and the design and creation of healthy, 15-minute neighbourhoods. It also promotes housing choice to accommodate a variety of needs.

Comment: The proposed development provides a new single-detached dwelling within the rural settlement area, contributing to renewal of housing stock and meeting the needs of the current homeowners.

Section 4.6 provides policies aimed at regulating the design of built form and the public realm in a manner that supports 15-minute neighbourhoods. It emphasizes design excellence throughout the City, especially in Design Priority Areas. The subject site is not located within a Design Priority Area.

Comment: The proposed development contributes a well-designed single-detached home to the area which provides more living space for the current homeowners to better accommodate their needs. It results in a more functional site design that efficiently uses the available space on the lot while providing adequate zoning compliant setbacks and sufficient landscaping. The contextually-appropriate height and the overall scale and massing of the home is compatible with the abutting homes and fits into the streetscape context of surrounding detached dwellings with varied architectural styles. No shadowing, overlook, or other adverse impacts onto neighbours will result from the home. The attached garage, as proposed, is slightly recessed and integrates seamlessly into the front facade of the building, de-emphasizing the garage's visual appearance. As designed, the home provides a generous 8.0 m setback from the street ensuring that the provision of landscaping is sufficient and that the urban tree canopy can be supported. Overall, the

proposed development contributes an attractive, aesthetically pleasing, and more functional dwelling to the area that maintains the consistency of front yards, while preserving landscaping and the urban tree canopy, which aligns with the urban design policies of the Official Plan.

Section 5 provides detailed policies for each of the six transect policy areas within the City. Each of the transect policy areas recognize the existing development patterns and provide tailored approaches to transition towards healthier, more sustainable 15-minute communities. The subject site is located within the **Rural Transect** and is designated **Village**.

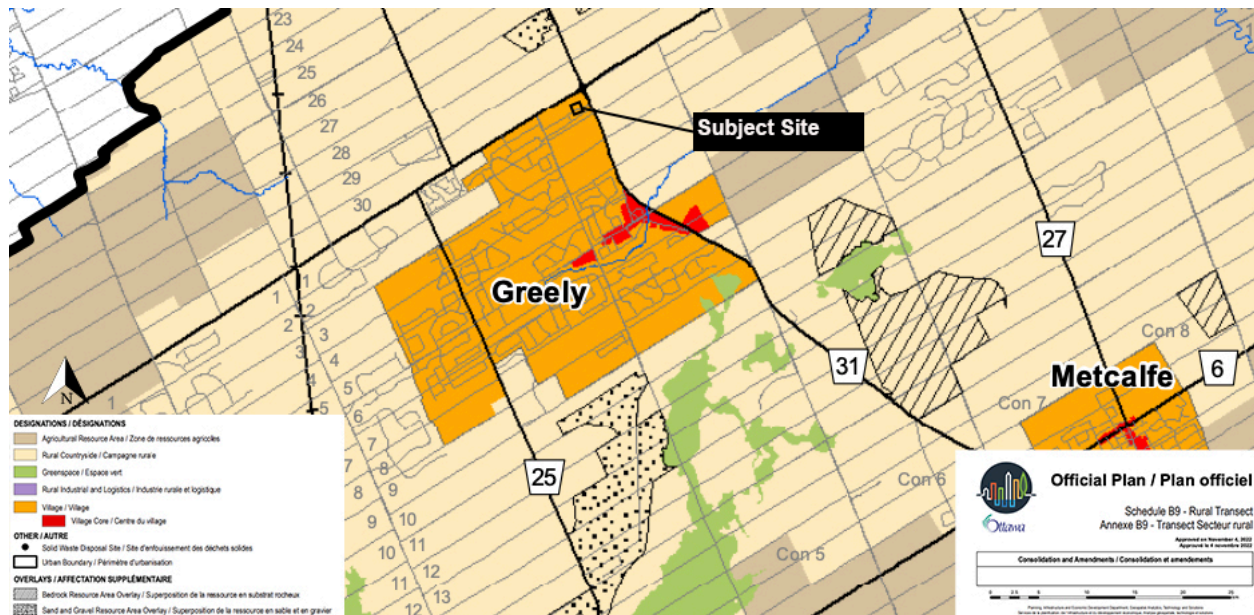


Figure 13: City of Ottawa Official Plan, Schedule B9. (Source: City of Ottawa).

Section 9.0 contains policies specific to the Village designation.

Section 9.4.2 states that the following are generally permitted uses within Villages unless prescribed by a secondary plan: a) Residential uses, the form and scale of which shall be limited by the available servicing methods and subject to the policies related to water and wastewater servicing; b) Small-scale office, retail and commercial uses; c) Institutional uses such as schools, care facilities, recreation and community facilities and places of worship; d) Community gardens, indoor and outdoor crop production market gardens and farmers markets; e) Small scale craft manufacturing of food, beverages and goods for sale; and f) Parks, recreation and community facilities which may include fairgrounds but does not include large scale facilities.

Comment: The proposed detached dwelling represents a contextually-appropriate building height that aligns with the height direction for Villages in the Rural Transect. The development contributes to enhancing the existing built form in the neighbourhood, improving the residential use of the property through a newer home that better meets the owner's needs while being compatible in scale with abutting properties.

Based on our review, it is our professional planning opinion that the proposed development conforms with the City of Ottawa Official Plan.

Village of Greely Secondary Plan

Designation: *Village Residential*

The subject property is designated village in the Village of Greely Secondary Plan. The vision for the village of Greely is to enhance the rural village setting by concentrating opportunities for small-scale retail uses and services in a village core area that is connected to other areas of the village by multi-modal infrastructure. The village of Greely will become a complete village that has amenities for all ages and life stages such as parks and recreational facilities, employment, and services.

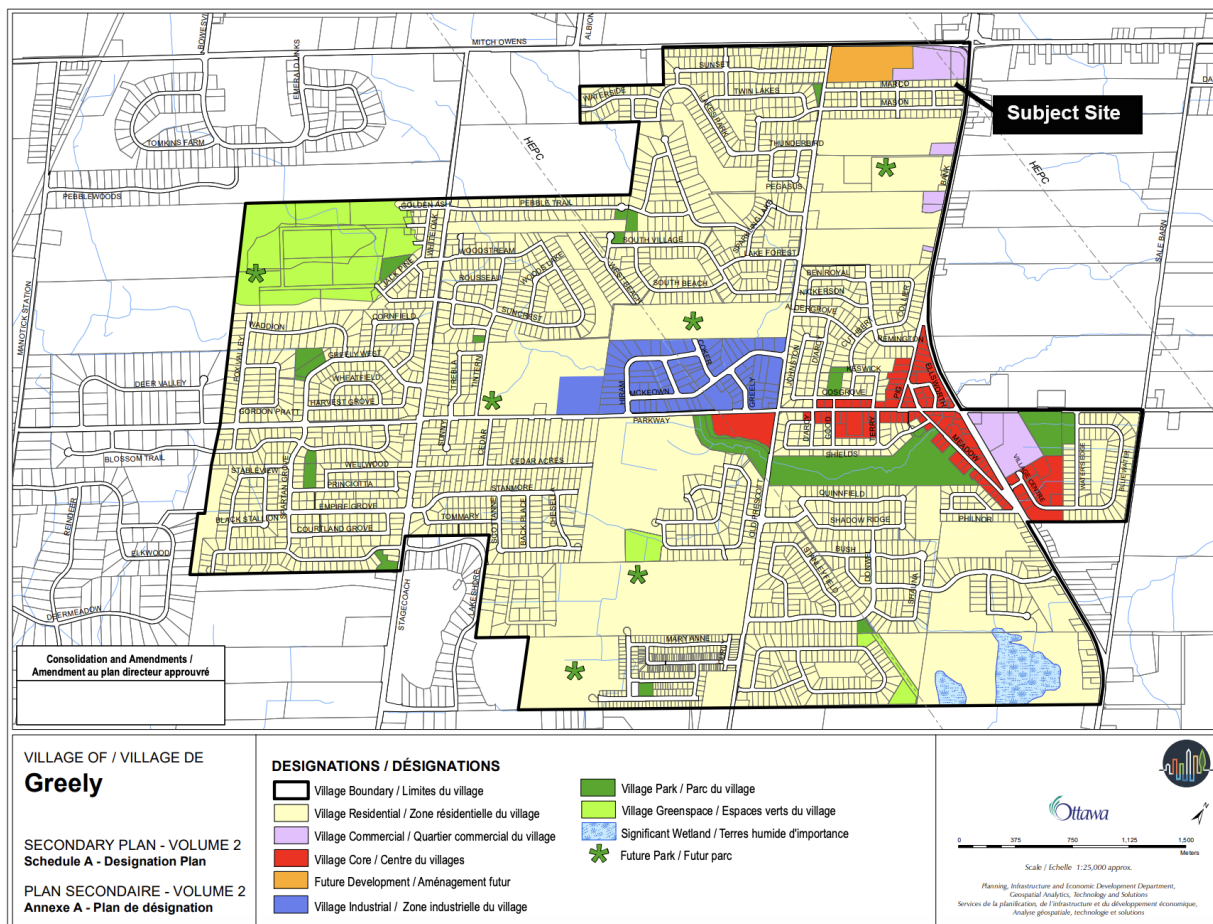


Figure 14: City of Ottawa Official Plan, Secondary Plan Volume 2. (Source: City of Ottawa).

Section 3.2 of the Secondary Plan provides a policy direction for lands designated Village Residential. Detached dwellings are the prominent residential use in the village, however, multi-unit dwellings and institutional uses may also be possible at ideal locations. On lands designated Village Residential, only detached dwellings are permitted.

Comment: The proposed development provides results in one new detached dwelling within a stable neighbourhood that is characterized by low-rise, ground-oriented dwelling types. The proposed use aligns with the permitted uses in the Village designation and the dwelling provides a compatible scale and height that falls within the planned height context for the designation. The development results in an appropriate built form type, density, and scale in a well-designed dwelling that aligns with the neighbourhood context and contributes to an enhanced streetscape. The building will be sited and sized appropriately relative to the size of the property and will not detract from the provision of outdoor amenity area on the property. The site will maintain a landscaped area of approximately 38%.

City of Ottawa Zoning By-law

The City of Ottawa zones this site as V11 - Village First Residential Density, Subzone I. The intent of the V1 Zone is to regulate development in a manner that adopts existing land use patterns so that the low density, low profile form of a neighbourhood is maintained and enhanced. The table below provides an overview of the required provisions for this zone and the proposed development's compliance.

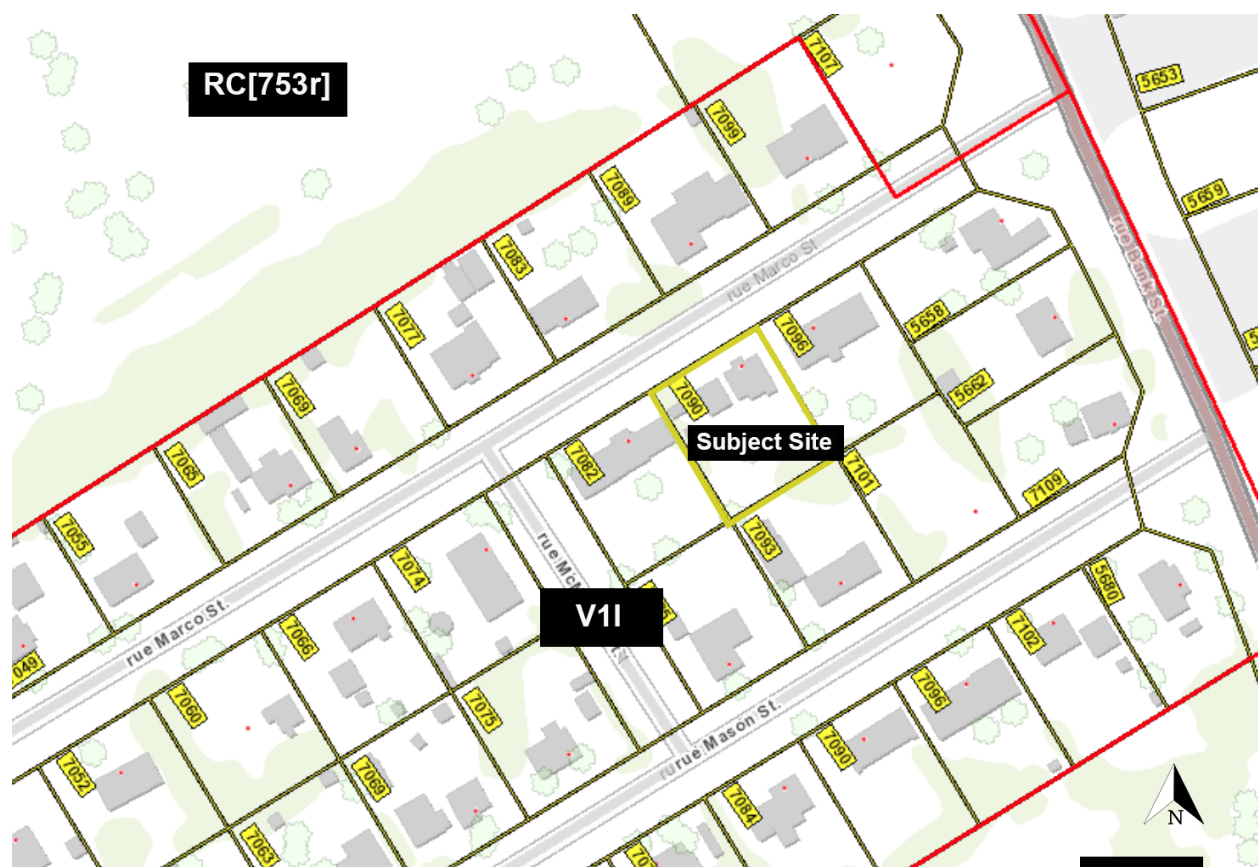


Figure 15: Zoning Map (Source: GeoOttawa)

EXISTING ZONING BY-LAW V11	Requirement	Provided	Section
Minimum Lot Width	30 m2	33.83 m	Section 232, Table 232
Minimum Lot Area	1390 m	1413 m2	Section 232, Table 232
Max Building Height	11 m	11 m	Section 232, Table 232
Minimum Front Yard Setback	7.5 m	7.5 m	Section 232, Table 232
Interior Side Yard Setback	1.5 m	4.5 m & 4.260 m	Section 232, Table 232
Minimum Rear Yard Setback	10.5 m	17.20 m	Section 232, Table 232
Corner Side Yard	7.5 m	N/A	Section 232, Table 232
Lot Coverage	15%	26%	Section 232, Table 232
Parking Requirement: Area D	1 per unit	2 parking spaces	Section 101(4)(a)

PLANNING ACT REVIEW

Review of Section 45(1) Minor Variances

The *Planning Act* requires that minor variances are only to be permitted so long as they meet the four tests as set in Section 45(1). These tests are: whether the variance is minor; whether the variance meets the intent and purpose of the Official Plan; whether the variance meets the intent and purpose of the Zoning By-law; and lastly whether variance is suitable and desirable for the use of the land.

Are the variances minor?

Variance: Lot Coverage

The variance is to permit a lot coverage of 26%, whereas there required lot coverage is 15%.

The test for a variance to be considered minor is based on whether the variance constitutes a minor change or whether it is too large or too important to be considered minor. The proposed variance to permit an increased lot coverage is considered a minor change. The intent of the lot coverage regulation is to ensure there is adequate space on a site for soft landscaping for stormwater infiltration and trees to contribute to the local tree canopy. Lot coverage is intended to ensure that the size of the dwelling is appropriate relative to the size of the property and does not detract from the provision of outdoor amenity area on the property. The proposed property is large and regular in shape. The new dwelling will comprise approximately 26% of the lot coverage for the building, leaving approximately 38% of the site for soft landscaping and trees. This will therefore leave a generous amount of lot area for landscaping thus permitting stormwater infiltration.

The impact of the increased lot coverage is also minor as the larger dwelling will not negatively impact the streetscape along Marco Street. As demonstrated by the map, there are numerous properties within the area that have lot coverage that exceed the required 15%, including a couple properties that have a similar lot coverage to the proposed.

Given that the intent of the lot coverage required is to ensure that new development does not adversely impact the streetscape and contributes to appropriate setbacks and good urban design, the proposed dwelling with an increased lot coverage will not negatively impact the streetscape or abutting properties..

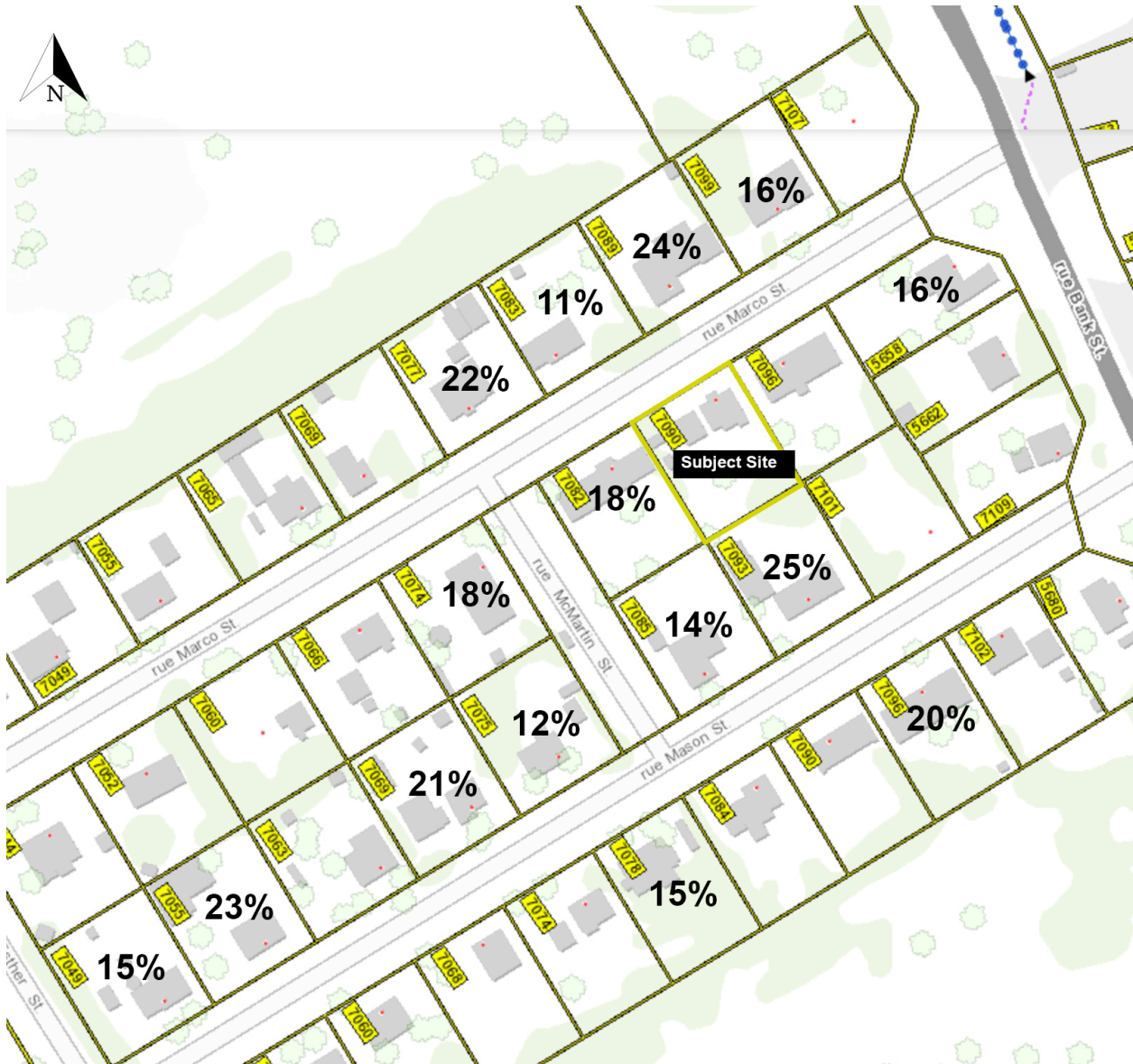


Figure 16: Approximate lot coverages of surrounding properties

Do the variances meet the intent and purpose of the Official Plan?

The intent and purpose of the Official Plan as it applies to this property is to accommodate a wide range of ground-oriented, low-rise residential dwelling types within Villages in order to promote the creation of 15-minute communities. The proposal achieves this intent by providing a contextual, detached dwelling with a compatible height that is similar in overall massing and scale to other homes in the area. It also results in an attractively designed home that contributes positively to the streetscape, meets the building setbacks and landscape requirements and an overall more functional design for the current homeowners.

The proposed developments meets the intent and purposes of the new Official Plan by supporting the following policies:

Section 2: Strategic Directions

Section 2.2.1: Policy intent (2): Provide housing options for larger households.

Section 3: Growth Management Framework

Section 3 of the Official Plan provides a renewed growth management framework that directs various types and intensities of growth to appropriate areas, ensuring that adequate land is provided to accommodate new growth. The proposed development aligns with the planned direction for growth management in urban areas as a larger dwelling supports large family households, life cycle adjustments for growing families, and multi-generational families.

Section 4.6 provides policies aimed at regulating the design of built form and the public realm in a manner that supports 15-minute neighbourhoods. It emphasizes design excellence throughout the City. The proposed development contributes a well-designed single-detached home to the area which provides more living space for the current homeowners to better accommodate their needs, supports aging-in-place, and growing families. It results in a more functional site design that efficiently uses the available space on the lot while exceeding the required zoning setbacks. The attached garage as proposed integrates seamlessly into the front facade of the building, de-emphasizing the garage's visual appearance and resulting in a functionally and aesthetically superior design to the permitted cantilever design. The placement of the home on the property provides a setback that is in line with neighbouring dwellings and greatly exceeds the requirements in the Zoning Bylaw. The remaining landscaped area (36% of the lot area) is sufficient to support water infiltration, trees and landscaping.

Section 5 of the Official Plan provides direction for transect areas and identifies that the Villages occur within the Rural Area in order to reduce conflicts with other uses such as agriculture, mineral extraction, Rural Industrial and Logistics and areas of natural significance. The City will support the health and liveability of village communities with sustainable growth practices, by supporting small-medium enterprises that support the local community and boost tourism, large industries in strategic locations and diversify housing where adequate services are available. At two-storeys, the proposed design and use meets the intent of the OP for the transect area.

Section 9 of the Official Plan sets out the policies for the rural designations, including Villages. The intent of this designation is to support residential uses, the form and scale of which shall be limited by the available servicing methods and subject to the policies related to water and wastewater servicing. The proposed development conforms to the policies of the applicable Village designation.

Section Section 3.2 of the Village of Greely Secondary Plan provides a policy direction for lands designated Village Residential. Detached dwellings are the prominent residential use in the village, however, multi-unit dwellings and institutional uses may also be possible at ideal locations. On lands designated Village Residential, only detached dwellings are permitted. The proposed development conforms to the policies of the Village of Greely Secondary Plan.

Overall, the proposed development contributes an attractive, aesthetically pleasing, and more functional dwelling to the area that maintains the consistency of all built form setbacks, while preserving landscaping, which aligns with the urban design policies of the Official Plan.

Given the directions in the new Official Plan to support accessibility, gender equity and families, an permitting a larger dwelling on the subject property, as designed, allows a number of functional benefits without creating any undue or adverse impacts and as such the intent and purpose of the Official Plan is met.

Do the variances meet the intent and purpose of the Zoning By-law Variance: Lot Coverage

The intent of the lot coverage regulation is to ensure there is adequate space on a site for soft landscaping for stormwater infiltration and trees to contribute to the local tree canopy. Lot coverage is intended to ensures that the size of the dwelling is appropriate relative to the size of the property and does not detract from the provision of outdoor amenity area on the property. This intent is met by a new development that meets all of the setbacks requirements and provide adequate soft landscaping on the property. The proposed lot coverage is similar to what is existing in the neighbourhood and the proposed new dwelling is similar in size or smaller in scale to the newer buildings in the area. Approximately 38% of the lot area will consist of soft landscaping which will provide amenity area, greenery and absorb stormwater run-off. There is plenty of space for tree plantings to contribute to the canopy coverage in the area. The new building will meet all other setbacks and performance standards as outlined in the zoning.

The existing building on the site currently has a legal non-complying front yard setback of 4.5 m. The required front yard setback in the Zoning By-law is 7.5 m. The new building will improve on the existing front yard setback, providing a front yard setback that complies with the Zoning By-law and better reflects the building setbacks of other dwellings along the street.

Furthermore, with respect to the design, the proposed building utilizes a prominent front porch and additional setback of the garage door to further reduce emphasis on the garage and increase the visual presence of the rest of the house. By utilizing large, well-placed

windows and a variety of materials, the home design adds visual articulation and interest to the facade that aligns with the streetscape character.

Are the variances suitable for the use of the land?

The development with the requested variances constitute a suitable and desirable use of land to support the needs of the future residents. The proposal results in a new detached dwelling being constructed on an existing lot in a manner that suits their needs now and in the future.

The requested variances do not negatively impact the streetscape or neighbourhood context, exceed landscaping and zoning requirements, and provide adequate space on the site for soft landscaping that will support stormwater infiltration and tree plantings. The variances result in a desirable and suitable use for the subject lot.

CONCLUSION

As noted, the proposed development with the requested variance result in the construction of a new detached dwelling that provides an improved living space for the homeowners while still being compatible in height, scale, and massing with the surrounding properties. The home will align with the low-rise, ground-oriented context along Marco Street and contributes an aesthetically-pleasing and well-designed dwelling to the area.

The proposed development requires a variance to permit a lot coverage that is larger than what is permitted in the Zoning By-law.

As demonstrated in this cover letter, the proposed variance is minor in nature and ensures there is adequate space on a site for soft landscaping for stormwater infiltration and trees to contribute to the local tree canopy. The proposal also meets the intent of the Official Plan by contributing a large family dwelling through contextual urban development and meets the intent of the Zoning By-law. Lastly, the proposed development is demonstrated to be a suitable and desirable use of land.

Collectively considered, the development with the requested variances meets the four tests required under Section 45(1) of the *Planning Act*.

It is the opinion of Q9 Planning + Design that the proposed minor variance constitutes good land use planning and meets the required tests and criteria set out in the *Planning Act*.

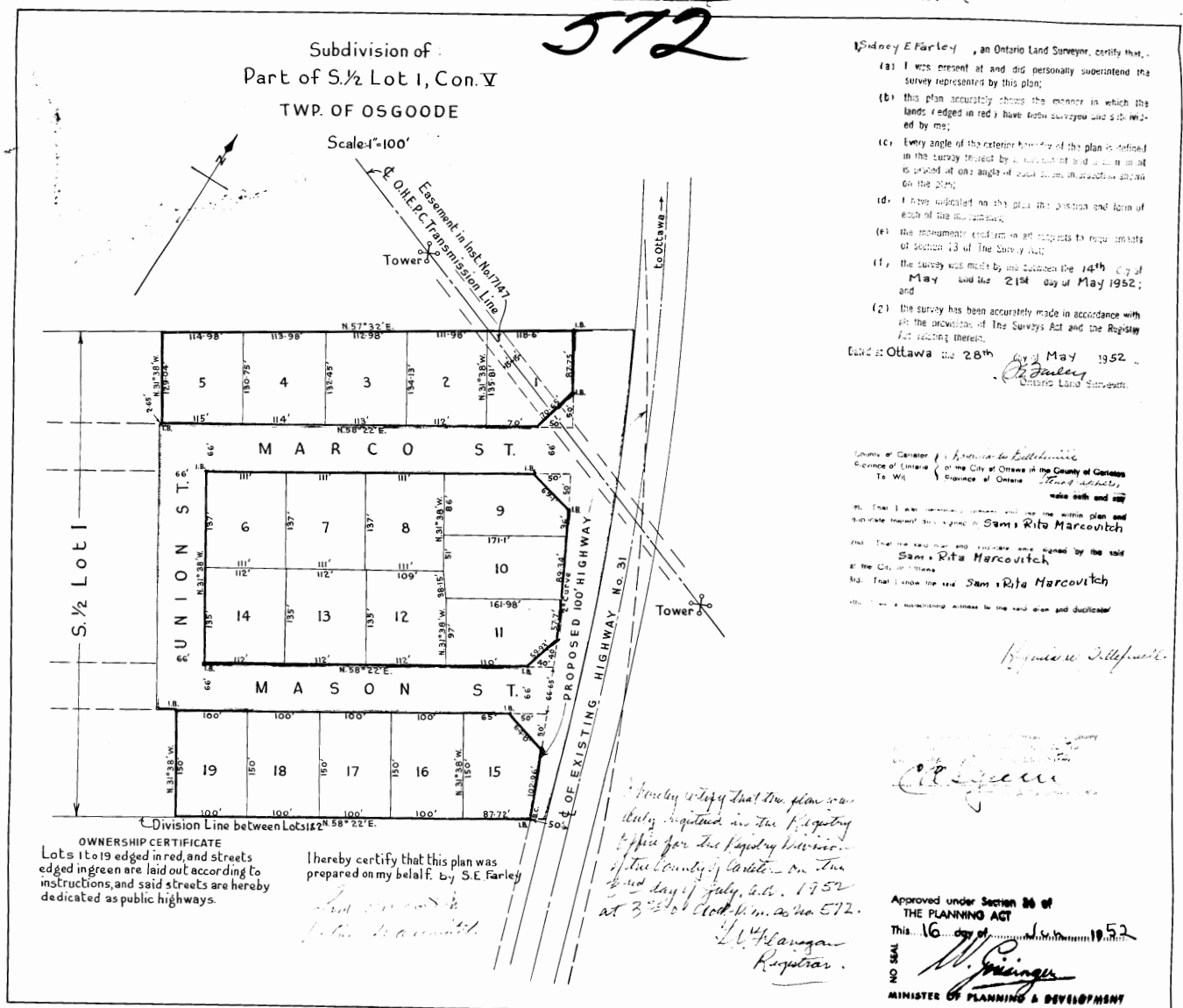
Yours truly,



Dayna Edwards, RPP MCIP M.PI
Partner Senior Planner + Urban Designer

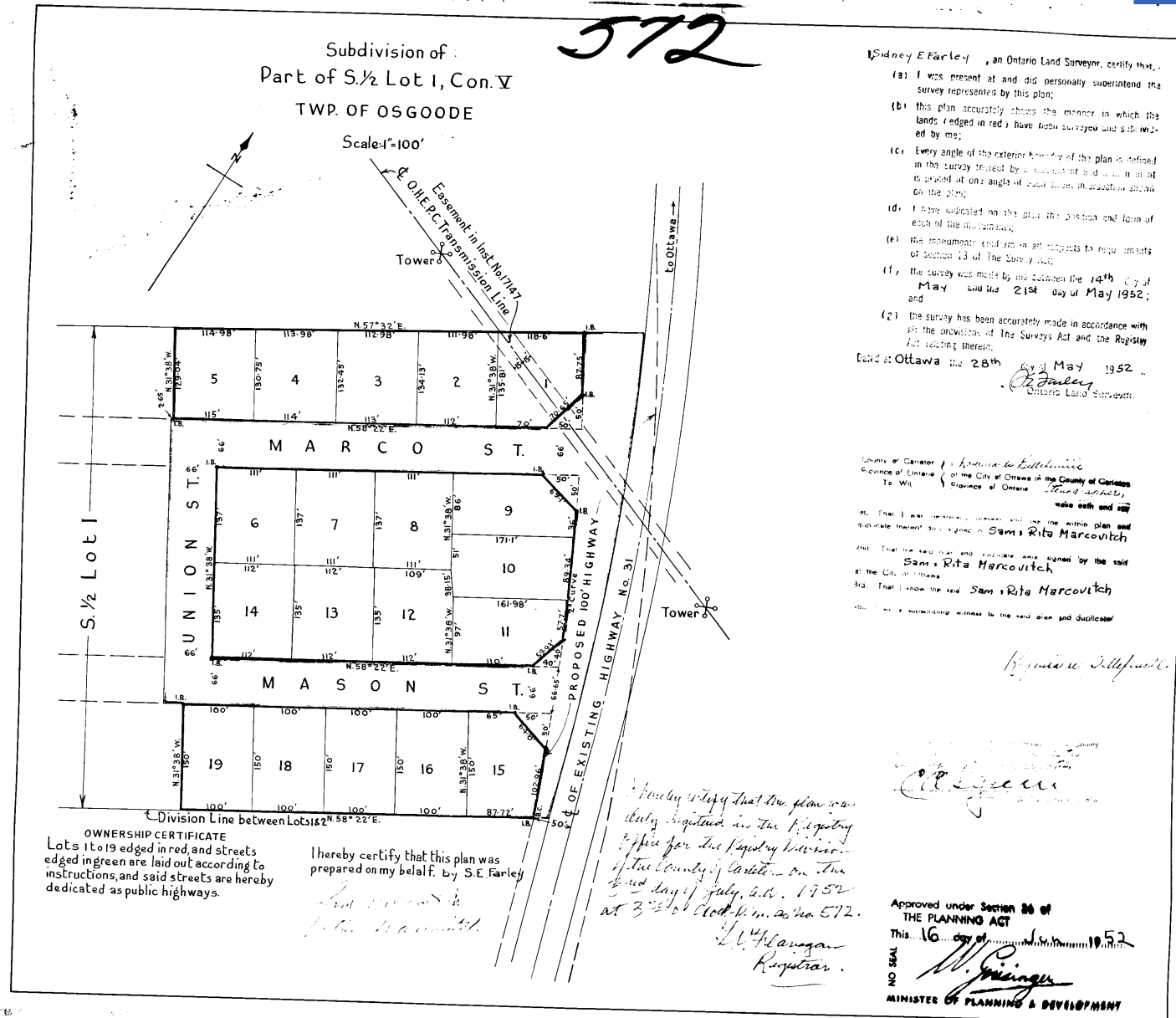
CC: Deepak Kumar

APPENDIX SURVEY



2024-05-28

City of Ottawa | Ville d'Ottawa
Comité de dérogation



7090 MARCO ST.

Committee of Adjustment
 Received | Reçu le
2024-05-28
 City of Ottawa | Ville d'Ottawa
 Comité de dérogation

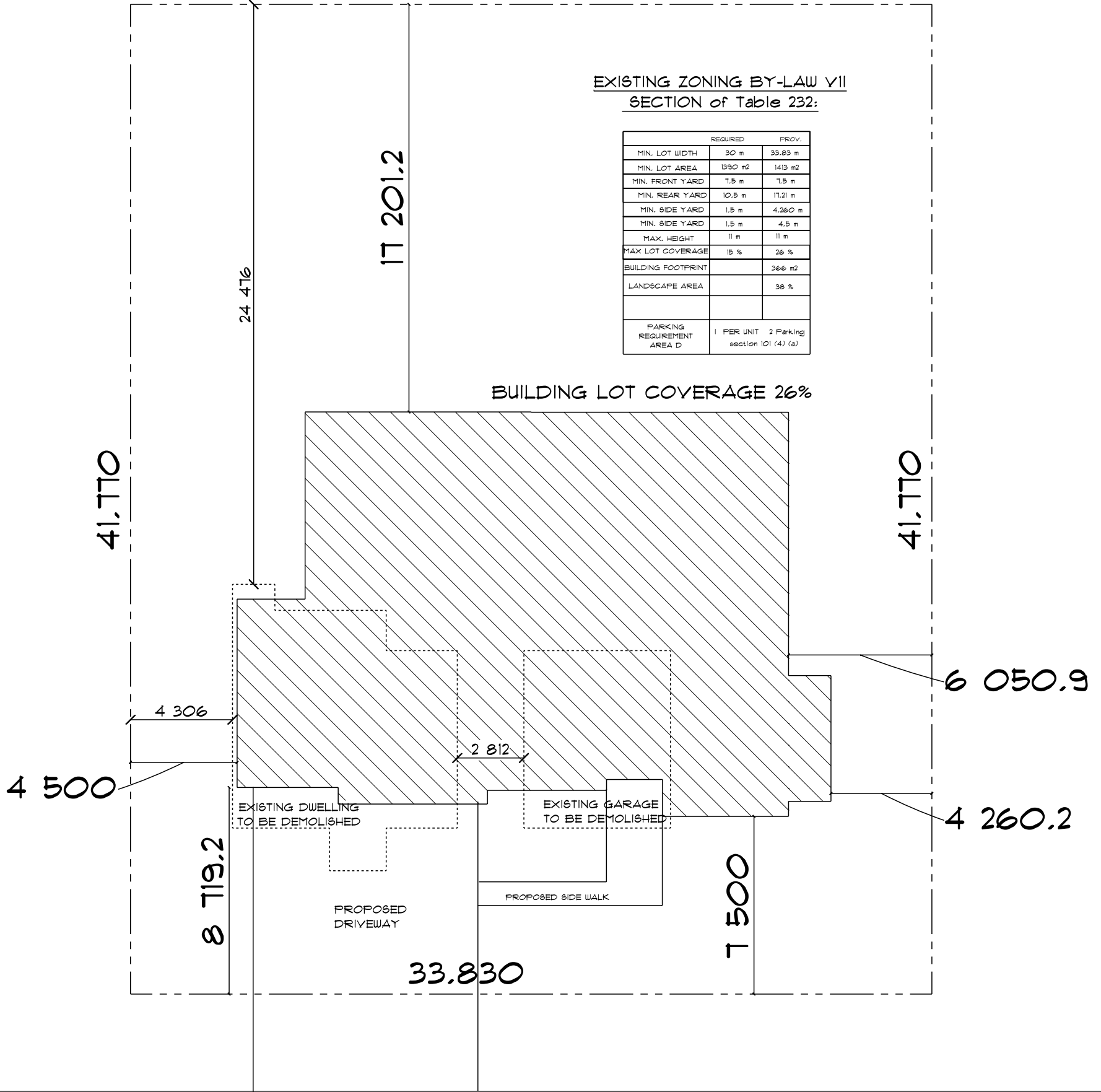
33.830

EXISTING ZONING BY-LAW VII
 SECTION of Table 232:

	REQUIRED	PROV.
MIN. LOT WIDTH	30 m	33.83 m
MIN. LOT AREA	1380 m ²	1413 m ²
MIN. FRONT YARD	1.5 m	1.5 m
MIN. REAR YARD	10.5 m	17.21 m
MIN. SIDE YARD	1.5 m	4.260 m
MIN. SIDE YARD	1.5 m	4.5 m
MAX. HEIGHT	11 m	11 m
MAX LOT COVERAGE	15 %	26 %
BUILDING FOOTPRINT		366 m ²
LANDSCAPE AREA		38 %
PARKING REQUIREMENT AREA D	1 PER UNIT	2 Parking section 101 (4) (a)

17 201.2

BUILDING LOT COVERAGE 26%



MARCO ST.

SITE PLAN

SCALE 1:200

I Andre Theriault, Theriault design, Individual: 22368
 Takes responsibility for design work, Firm: 105420
 on behalf of a firm registered under
 subsection 3.2.4 of division C. of
 the building code.
 I and the firm is registered in the
 appropriate class/categories.
 Date: _____
 Signature of Designer: _____



ANDRE THERIAULT
 3550 CANOTEK ROAD, UNIT 21
 GLOUCESTER, K1J 9C3
 tel: (613) 913-2269
 email: andre@theriaultdesign.ca

date	description
01 MAR 2022	SITE PLAN

model	
PROPOSED SDU for 7090 MARCO ST.	
drawing by	drawing no
H. MAUR	51
project no.	1
2022-291	



FRONT ELEVATION

SCALE: 1/8" = 1'-0"

Committee of Adjustment
 Received | Reçu le
2024-05-28
 City of Ottawa | Ville d'Ottawa
 Comité de dérogation

Structural engineer stamp, if required:



I, Andre Theriault, Theriault design, take responsibility for design work on behalf of a firm registered under Subsection 3.2.4 of division C. of the Building Code. I and the firm is registered in the appropriate class/categories.

Individual: 22968
 Firm: 105420

Date: _____

Signature of Designer: _____

ANDRE THERIAULT
 3850 CANOTEK ROAD, UNIT 21
 GLOUCESTER, K1J 9C3
 tel: (613) 913-2269

email: andre@theriaultdesign.ca

2	PERMIT	13 APR 2024
1	CONST DWG	30 JAN 2024

Project name

PROPOSED HOME FOR 1090 MARCO STREET

Drawn by	drawing no
A.THERIAULT	1
Project no.	
2023-416	11



REAR ELEVATION

SCALE: 1/8" = 1'-0"

Committee of Adjustment
Received | Reçu le
2024-05-28
City of Ottawa | Ville d'Ottawa
Comité de dérogation

Structural engineer stamp, if required:



I, Andre Theriault, Theriault design, Take responsibility for design work on behalf of a firm registered under Subsection 3.2.4 of division C. of the building code. I and the firm is registered in the appropriate class/categories.

Individual: 22968
Firm: 105420

Date: _____

Signature of Designer: _____

ANDRE THERIAULT
3850 CANOTEK ROAD, UNIT 21
GLOUCESTER, K1J 9C3
tel: (613) 913-2269

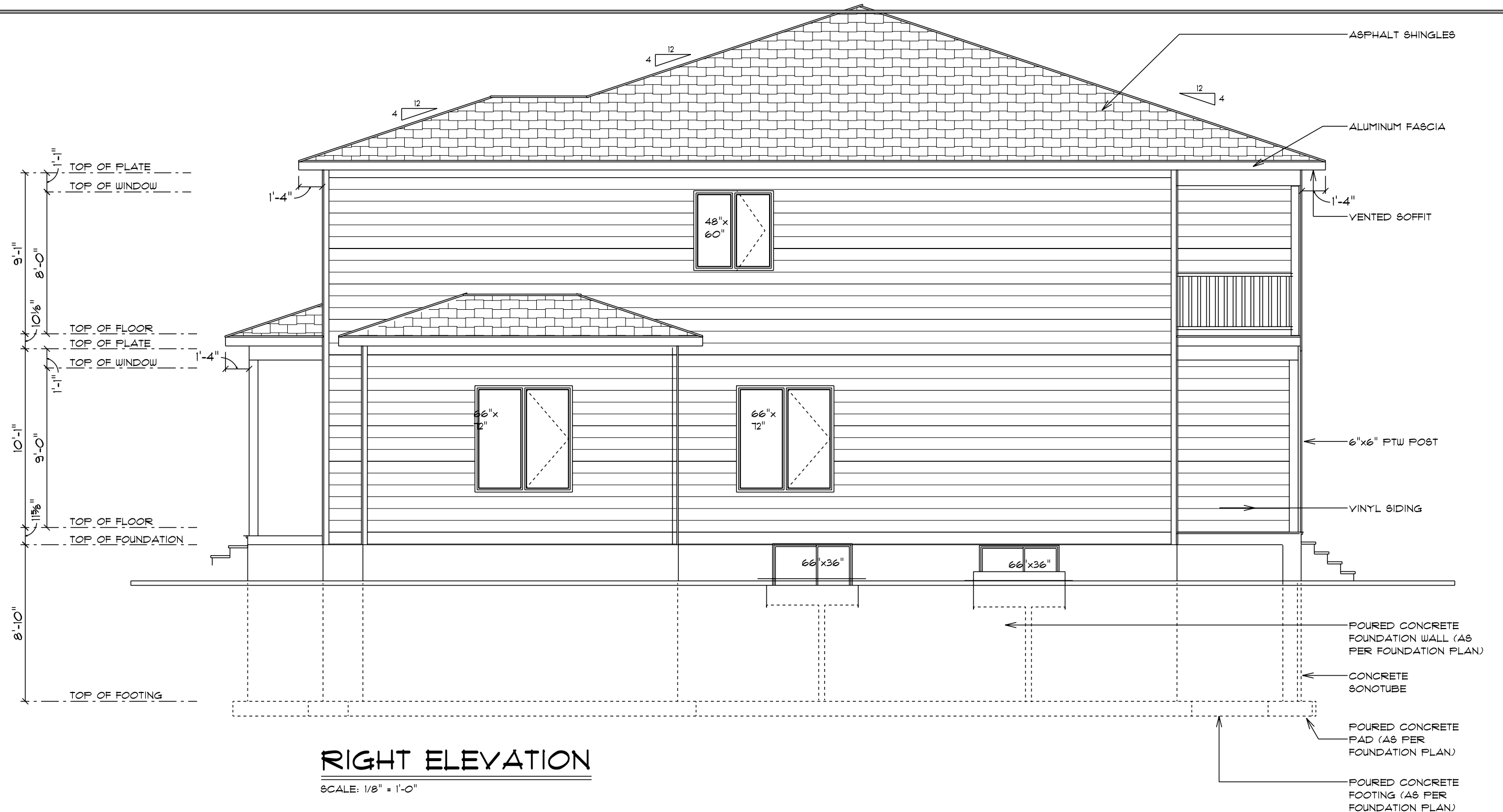
email: andre@theriaultdesign.ca

2	PERMIT	13 APR 2024
1	CONST DUG	30 JAN 2024

Project name

PROPOSED HOME FOR 1090 MARCO STREET

Drawn by	A.THERIAULT	drawing no	2
Project no.	2023-416		11



RIGHT ELEVATION

SCALE: 1/8" = 1'-0"

Committee of Adjustment
 Received | Reçu le

2024-05-28
 City of Ottawa | Ville d'Ottawa
 Comité de dérogation

I, Andre Theriault, Theriault design:
 Take responsibility for design work
 on behalf of a firm registered under
 Subsection 3.2.4 of division C. of
 the building code.
 I and the firm is registered in the
 appropriate class/categories.
 Date: _____
 Signature of Designer: _____

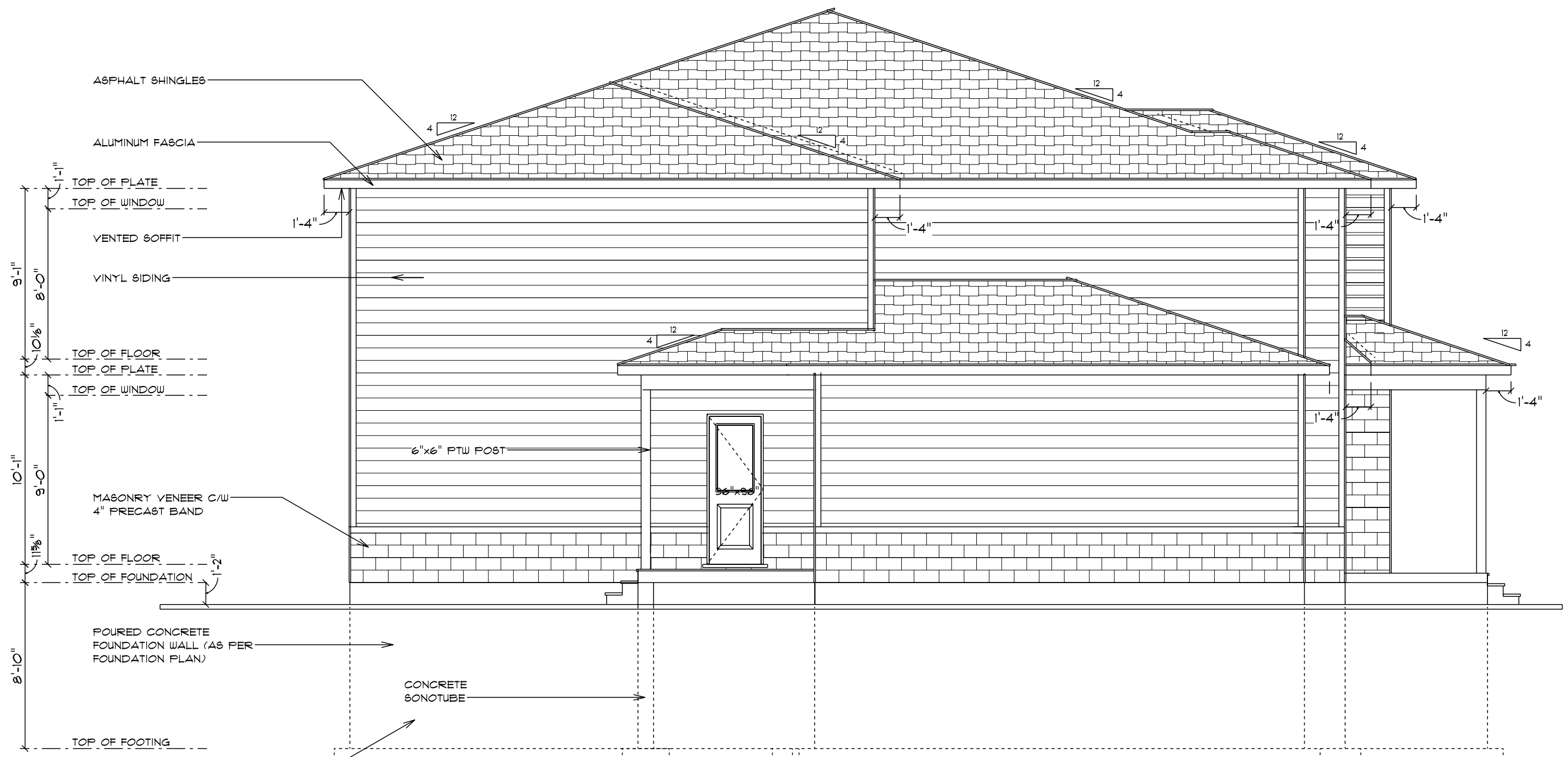
Individual: 22968
 Firm: 105420



ANDRE THERIAULT
 2251 ESPRIT DRIVE, ORLEANS
 K4A 0A4
 tel: (613) 834-5284
 fax: (613) 834-0895
 email: theriault85@gmail.com

date		model
1	CONST DWG	30 JAN 2024
2	PERMIT	13 APR 2024
drawing by		A.THERIAULT
drawing no		3
project no.		2023-416

PROPOSED HOME FOR 1090 MARCO STREET	
drawing by	drawing no
A.THERIAULT	3
project no.	11
2023-416	



LEFT ELEVATION

SCALE: 1/8" = 1'-0"

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 Received | Reçu le
2024-05-28
 City of Ottawa | Ville d'Ottawa
 Comité de dérogation

I, Andre Theriault, Theriault design:
 Take responsibility for design work
 on behalf of a firm registered under
 subsection 3.2.4 of division C. of
 the building code.
 I and the firm is registered in the
 appropriate class/categories.
 Date: _____
 Signature of Designer: _____

Individual: 22968
 Firm: 105420



ANDRE THERIAULT
 2251 ESPRIT DRIVE, ORLEANS
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 tel: (613) 834-5284
 fax: (613) 834-0895
 email: theriault85@gmail.com

date		model
1	CONST DWG	30 JAN 2024
2	PERMIT	13 APR 2024
drawing by		A.THERIAULT
project no.		2023-416

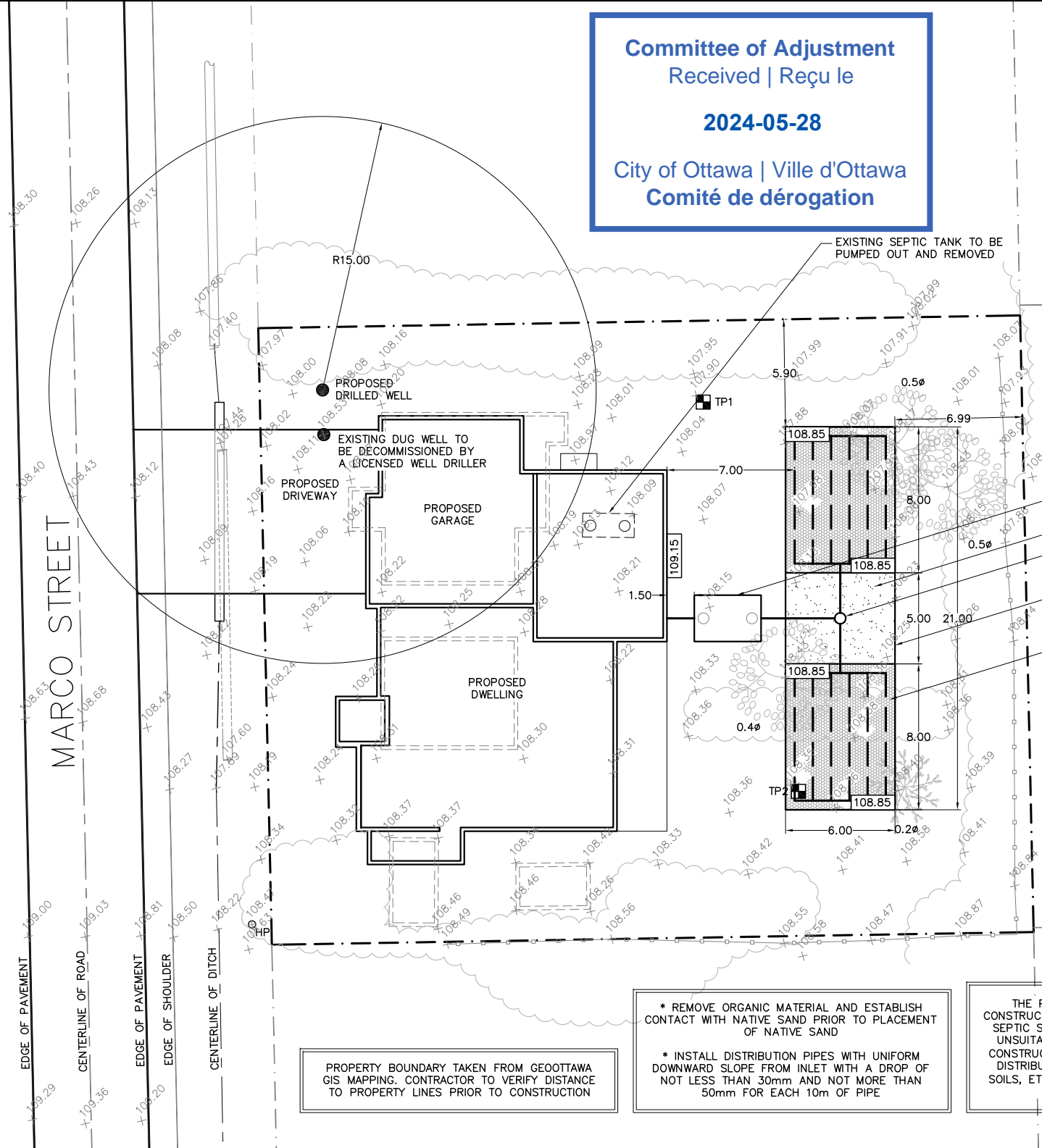
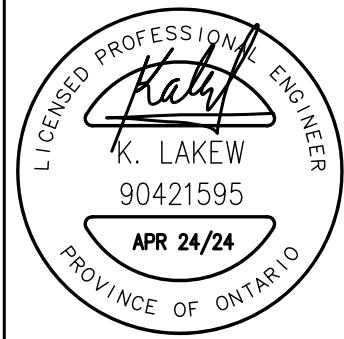
PROPOSED HOME FOR 7090 MARCO STREET	
drawing no	4
11	

Committee of Adjustment
Received | Reçu le
2024-05-28
City of Ottawa | Ville d'Ottawa
Comité de dérogation

LEGEND

- EXISTING ELEVATIONS
- PROPOSED ELEVATIONS
- TEST PIT LOCATION
- SEPTIC BED OUTLINE
- PERFORATED PVC PIPE
- SOLID PVC PIPE
- HP
- HYDRO POLE
- TEMPORARY BENCHMARK

- CONSTRUCTION NOTES:**
1. All dimensions and elevations are in metres. Do not scale drawing.
 2. This drawing is not a legal survey, a utility plan or a site plan and is for septic purposes only.
 3. TBM = Twin nails in utility pole. Elevation = 109.10 metres.
 4. This drawing cannot be accepted as acknowledging all of the utilities, and it will be the responsibility of the user to contact the respective utility authorities for confirmation.
 5. This drawing is not for construction until approved by the relevant authorities.
 6. Contractor is responsible for location and protection of utilities.
 7. The sewage system envelope (leaching bed) as identified on the drawing must be maintained free of the deposit or disposal of any materials, structures, or equipment other than the material or equipment required for the construction of the leaching bed within the sewage system envelope.
 8. Topsoil rootmat (organics) to be removed from bed area and exposed subgrade. No wheeled vehicles to be allowed in leaching bed area.
 9. Percolation rate of any imported sand for bed to be 6 to 8 min/cm, with < 5% passing the #200 (0.080 mm) sieve.
 10. Stone layer to be washed septic stone, free of fine material, with gradation conforming to OBC Table 8.7.3.3.A.
 11. The septic system leaching bed is to be graded to provide positive drainage away from the septic system and treated with 75 to 100 mm permeable topsoil and seed. Grass growth is to be established.
 12. The following are not to be connected to the septic system: Water softener; swimming pool or filter system backwash; sump pump discharge.
 13. Septic system to be installed in accordance with the OBC.
 14. Septic tank to meet criteria described in the OBC.
 15. No silty clay or clayey or silty material to be placed around or over leaching bed.
 16. All changes to this design must be verified and approved by Kollaard Associates Incorporated.
 17. Minimum clearance from treatment unit to;
 - * structure = 1.5m
 - * property line = 3m
 - * drilled well = 15m
 18. Minimum clearance from distribution piping to;
 - * structure = 6.7m
 - * property line = 4.7m
 - * drilled well = 16.7m



- PROPOSED DOUBLE CHAMBER SEPTIC TANK, 9,400 LITRES CAPACITY C/W EFFLUENT FILTER
- PROPOSED FILTER MEDIA SAND AREA = 126 SQM
- PROPOSED DISTRIBUTION BOX CONSTRUCTED ON COMPACTED MATERIAL
- PROPOSED FILTER MEDIA BED W. TWO (2) CELLS EACH HAVING 6 RUNS OF 7.00 METRES @ 1.00 METRES O.C., C/W NON-PERFORATED HEADER AND FOOTER
- PROPOSED WASHED SEPTIC STONE AREA = 96 SQM

TBM = TWIN NAILS IN UTILITY POLE. ELEVATION = 109.10 METRES

THIS DRAWING IS NOT FOR CONSTRUCTION UNTIL APPROVED BY THE RELEVANT AUTHORITIES

PROPERTY BOUNDARY TAKEN FROM GEOOTTAWA GIS MAPPING. CONTRACTOR TO VERIFY DISTANCE TO PROPERTY LINES PRIOR TO CONSTRUCTION

* REMOVE ORGANIC MATERIAL AND ESTABLISH CONTACT WITH NATIVE SAND PRIOR TO PLACEMENT OF NATIVE SAND

* INSTALL DISTRIBUTION PIPES WITH UNIFORM DOWNWARD SLOPE FROM INLET WITH A DROP OF NOT LESS THAN 30mm AND NOT MORE THAN 50mm FOR EACH 10m OF PIPE

THE PROPOSED SEPTIC SYSTEM MAY BE CONSTRUCTED WITHIN THE AREA OF THE EXISTING SEPTIC SYSTEM LEACHING BED, PROVIDED ANY UNSUITABLE MATERIAL ENCOUNTERED DURING CONSTRUCTION (SUCH AS, BUT NOT LIMITED TO, DISTRIBUTION PIPES, ORGANIC CONTAMINATED SOILS, ETC.) BE REMOVED FROM THE PROPOSED SEPTIC SYSTEM BED AREA.

REV.	NAME	DATE	DESCRIPTION

Kollaard Associates
Engineers

(613) 860-0923

210 PRESCOTT STREET
PO BOX 189
KEMPTVILLE ONTARIO
K0G 1J0

FAX (613) 258-0475
www.kollaard.ca
Info@kollaard.ca

CLIENT: DEEPAK KUMAR

DRAWING: PROPOSED SEPTIC DESIGN PLAN

LOCATION: 7090 MARCO STREET
LOT 1, CONC. 5,
OSGOODE,
CITY OF OTTAWA, ONTARIO

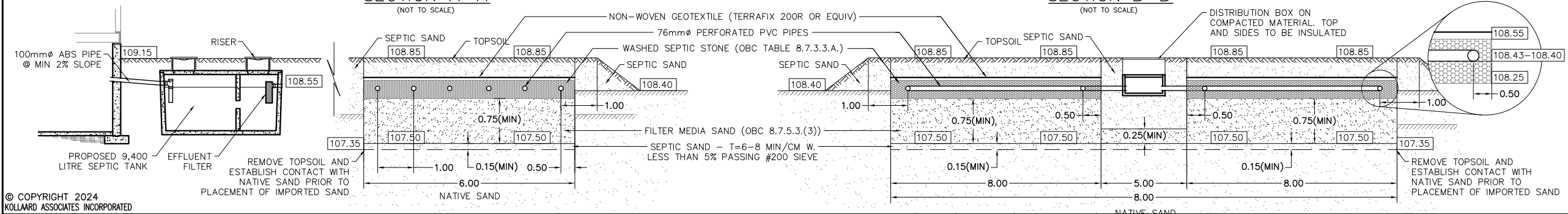
DESIGNED BY: AKM DATE: APR 24, 2024

DRAWN BY: AKM SCALE: 1:300

KOLLAARD FILE NUMBER: 240113

SECTION A-A
(NOT TO SCALE)

SECTION B-B
(NOT TO SCALE)



2024-06-26



MINOR VARIANCE APPLICATION

COMMENTS TO THE COMMITTEE OF ADJUSTMENT

PANEL 3

PLANNING, DEVELOPMENT AND BUILDING SERVICES DEPARTMENT

Site Address: 7090 Marco Street
Legal Description: Part of Lot 1, Concession 5, Former Township of Osgoode
File No.: D08-02-24/A-00138
Report Date: June 26, 2024
Hearing Date: July 02, 2024
Planner: Luke Teeft
Official Plan Designation: Rural Transect; Village, Village Residential
Zoning: V11

DEPARTMENT COMMENTS

The Planning, Development and Building Services Department **has no concerns with** the application.

DISCUSSION AND RATIONALE

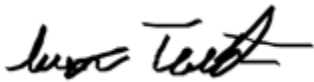
Staff have reviewed the subject minor variance application against the “four tests” as outlined in Section 45 (1) of the *Planning Act*, R.S.O. 1990 c. P.13, as amended. Staff are satisfied that the requested minor variance meets the “four tests”.

The proposal improves upon the existing front yard setback and complies with all other provisions of the Zoning By-law. The variance is considered minor within this context.

ADDITIONAL COMMENTS

Building Code Services:

- That the Owner(s) provide evidence to the satisfaction of the Chief Building Official, or designate, that any other accessory structure which exceeds 10 m² has been demolished or relocated under the authority of a building permit. Demolition permits have already been obtained for the house and two car garage.



Luke Teeft
Planner I, Development Review, All Wards
Planning, Development and Building
Services Department



Erin O'Connell
Planner III, Development Review, All
Wards
Planning, Development and Building
Services Department

110 Laurier Avenue West, Ottawa ON K1P 1J1 Mail code: 01-14
110, av. Laurier Ouest, Ottawa (Ontario) K1P 1J1 Courrier interne : 01-14

Visit us: Ottawa.ca/planning
Visitez-nous : Ottawa.ca/urbanisme

NOTICE OF HEARING

Pursuant to the Ontario *Planning Act*

Minor Variance Application

Panel 3
Tuesday, July 2, 2024
9 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 Nos.: D08-02-24/A-00143
Application: Minor Variance under section 45 of the *Planning Act*
Owner/Applicant: Colin Crosbie
Property Address: 107 Ascari Road
Ward: 21 – Rideau-Jock
Legal Description: Lot 92, Registered Plan 4M-1677
Zoning: V1C [780r] S404
Zoning By-law: 2008-250

APPLICANTS PROPOSAL / PURPOSE OF THE APPLICATION:

The Owner wants to construct a sunroom and an uncovered deck on the rear of the existing dwelling, as shown on the plans filed with the Committee.

REQUESTED VARIANCES:

The Owner requires the Committee's authorization for a minor variance from the Zoning By-law to permit a reduced rear yard setback of 3.05 metres, whereas the By-law requires a minimum rear yard setback of 6 metres.

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

If you do not participate in the hearing, it may proceed in your absence, and you will not receive any further notice 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, submit a written request to the Committee.

For more information about this matter, contact the Committee of Adjustment at the address, email address, website or QR code below.

ALL SUBMITTED INFORMATION BECOMES PUBLIC

In accordance with the *Planning Act*, the *Municipal Act* and the *Municipal Freedom of Information and Privacy Act*, a written submission 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, 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.

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.

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 consents to sever land and minor variances from the zoning requirements.

DATED: June, 14, 2024



Ce document est également offert en français.

Committee of Adjustment
City of Ottawa
101 Centrepointe Drive
Ottawa ON K2G 5K7
Ottawa.ca/CommitteeofAdjustment
cofa@ottawa.ca
613-580-2436



Comité de dérogation
Ville d'Ottawa
101, promenade Centrepointe
Ottawa ON K2G 5K7
Ottawa.ca/Comitedederogation
cded@ottawa.ca
613-580-2436

AVIS D'AUDIENCE

Conformément à la *Loi sur l'aménagement du territoire* de l'Ontario

Demande de dérogation mineure

Groupe 3
Mardi 2 juillet 2024
9 h

**Place-Ben-Franklin, salle Chamber, 101, promenade Centrepointe
et par vidéoconférence**

Les propriétaires des biens-fonds situés dans un rayon de 60 mètres de l'adresse ci-dessous reçoivent le présent avis afin de formuler des observations sur la ou les demandes et de participer à l'audience s'ils le souhaitent.

L'audience peut aussi être visionnée sur la page [YouTube](#) du Comité de dérogation.

Les participants peuvent bénéficier de l'interprétation simultanée dans les deux langues officielles, de formats accessibles et d'aides à la communication pour toute question de l'ordre du jour en s'adressant au Comité de dérogation au moins 72 heures à l'avance.

Dossier : D08-02-24/A-00143
Demande : Dérogation mineure en vertu de l'article 45 de la *Loi sur l'aménagement du territoire*
Propriétaire/requérant : Colin Crosbie
Adresse municipale : 107, chemin Ascari
Quartier : 21 – Rideau-Jock
Description officielle : Lot 92, plan enregistré 4M-1677
Zonage : V1C [780r] S404
Règlement de zonage : n° 2008-250

PROPOSITION DU REQUÉRANT ET OBJET DE LA DEMANDE :

Le propriétaire souhaite construire un solarium et une terrasse non couverte à l'arrière de la maison existante, conformément aux plans déposés avec la demande.

DÉROGATION DEMANDÉE :

Le propriétaire demande au Comité d'accorder une dérogation mineure au Règlement de zonage afin de permettre la réduction de la marge de recul de la cour arrière à 3,05 mètres, alors que le Règlement exige une marge de recul de la cour arrière d'au moins 6 mètres.

La propriété en question ne fait l'objet d'aucune autre demande en cours en vertu de la *Loi sur l'aménagement du territoire*.

Si vous ne participez pas à l'audience, celle-ci pourra se dérouler en votre absence et vous ne recevrez pas d'autre avis à ce sujet.

Si vous souhaitez recevoir un avis de la décision prise à l'issue de l'audience et de tout appel ultérieur interjeté devant le Tribunal ontarien de l'aménagement du territoire, veuillez en faire la demande par écrit au Comité.

Pour obtenir plus de renseignements à ce sujet, communiquez avec le Comité (voir les coordonnées ci-dessous, notamment l'adresse municipale, l'adresse électronique, le site Web et le code QR).

TOUS LES RENSEIGNEMENTS PRÉSENTÉS DEVIENNENT PUBLICS

Conformément à la *Loi sur l'aménagement du territoire*, à la *Loi sur les municipalités* et à la *Loi sur l'accès à l'information municipale et la protection de la vie privée*, les observations écrites adressées au Comité de dérogation sont considérées comme des renseignements publics et peuvent être communiquées à toute personne intéressée. Les renseignements que vous choisissez de divulguer dans votre correspondance, notamment vos renseignements personnels, seront versés au dossier public et communiqués aux membres du Comité, au(x) requérant(s) ou à l'agent, l'agente, ainsi qu'à toute autre personne intéressée.

COMMENT PARTICIPER

Présentez vos observations écrites ou orales avant l'audience : Veuillez faire parvenir vos observations par courriel à cded@ottawa.ca au moins 24 heures avant l'audience afin de vous assurer que les membres des groupes chargés du rendu des décisions les ont bien reçues. Vous pouvez également téléphoner au coordonnateur ou à la coordonnatrice au numéro 613-580-2436 pour demander que vos observations soient transcrites.

Inscrivez-vous au moins 24 heures à l'avance en communiquant avec le coordonnateur ou la coordonnatrice du Comité au numéro 613-580-2436 ou à l'adresse à cded@ottawa.ca. Vous recevrez des détails sur la façon de participer par vidéoconférence. Si vous souhaitez faire une présentation visuelle, le coordonnateur ou la coordonnatrice sera en mesure de vous fournir des détails sur la façon de procéder. Les présentations sont limitées à cinq minutes et toute exception est laissée à la discrétion du président ou de la présidente.

Les audiences sont régies par les *Règles de pratique et de procédure* du Comité de dérogation et sont accessibles en ligne.

COMITÉ DE DÉROGATION

Le Comité de dérogation est le tribunal quasi judiciaire de la Ville d'Ottawa créé en vertu de la *Loi sur l'aménagement du territoire* de l'Ontario. Chaque année, il tient des audiences sur des centaines de demandes en vertu de la *Loi sur l'aménagement du territoire*, conformément à la *Loi sur l'exercice des compétences légales* de l'Ontario, y compris des demandes d'autorisation de morcellement de terrain et de dérogation mineure aux exigences en matière de zonage.

FAIT : 14 juin 2024

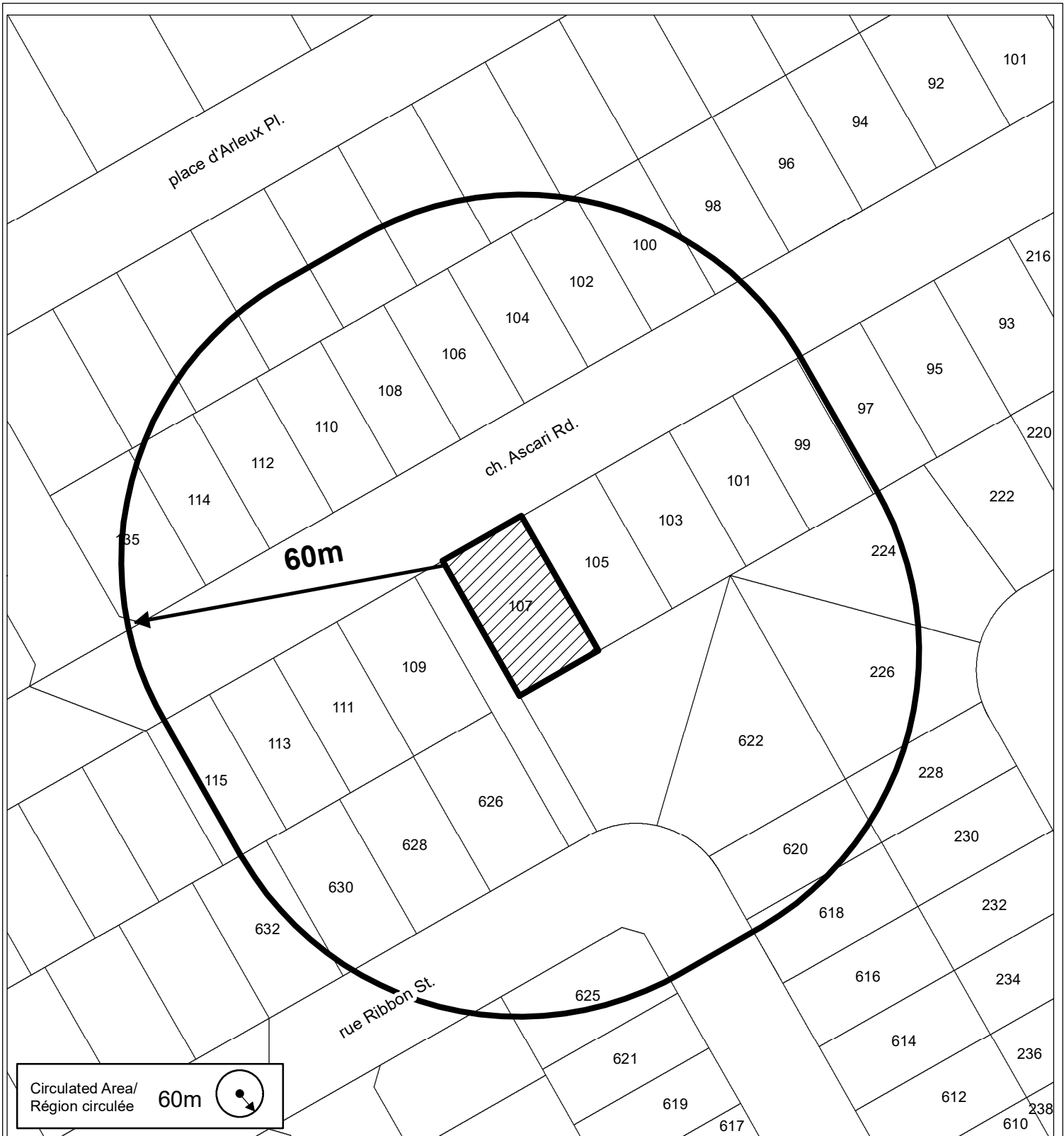



This document is also available in English.

Committee of Adjustment
City of Ottawa
101 Centrepointe Drive
Ottawa ON K2G 5K7
[Ottawa.ca/CommitteeofAdjustment](https://ottawa.ca/CommitteeofAdjustment)
cofa@ottawa.ca
613-580-2436



Comité de dérogation
Ville d'Ottawa
101, promenade Centrepointe
Ottawa ON K2G 5K7
[Ottawa.ca/Comitedederogation](https://ottawa.ca/Comitedederogation)
cded@ottawa.ca
613-580-2436



Circulated Area/
Région circulée 60m 

 **Committee of Adjustment**
Comité de dérogation

CIRCULATION MAP /
PLAN DE CIRCULATION



SUBJECT LAND / TERRE EN QUESTION
107 ch. Ascari Rd.

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NOT TO SCALE
NON À L'ÉCHELLE



cerdosomalleydesign@gmail.com
613 769 4442 cel

CHRISTINE ERDOS DESIGN

654 Otty Lake Side Road
Perth, Ontario K7h 0C6

To: City of Ottawa -Committee of Adjustments
101 Centrepointe Drive, 4th Floor

27 May 2024

Committee of Adjustment
Received | Reçu le

2024-05-29

City of Ottawa | Ville d'Ottawa
Comité de dérogation

Re: **Application for Minor Variance To Allow a Screened Porch Addition to
107 Ascari Road, Ottawa**
Lot 92, Plan # 4M - 1677
A23-004841

Colin Crosbie, owner of the subject property, proposes building a Screened Porch and Open (uncovered) Deck on the rear of his existing residential home. This Screened Porch encroaches 3m on the 6m Rear Yard Setback, reference Letter from Todd O'Rourke, City of Ottawa regarding Building Permit Application, dated 25 August 2023, and as required by the Zoning Bylaws (Consolidation 2008 – 250), V1C [870r].

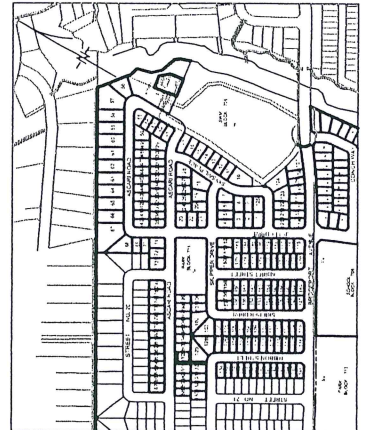
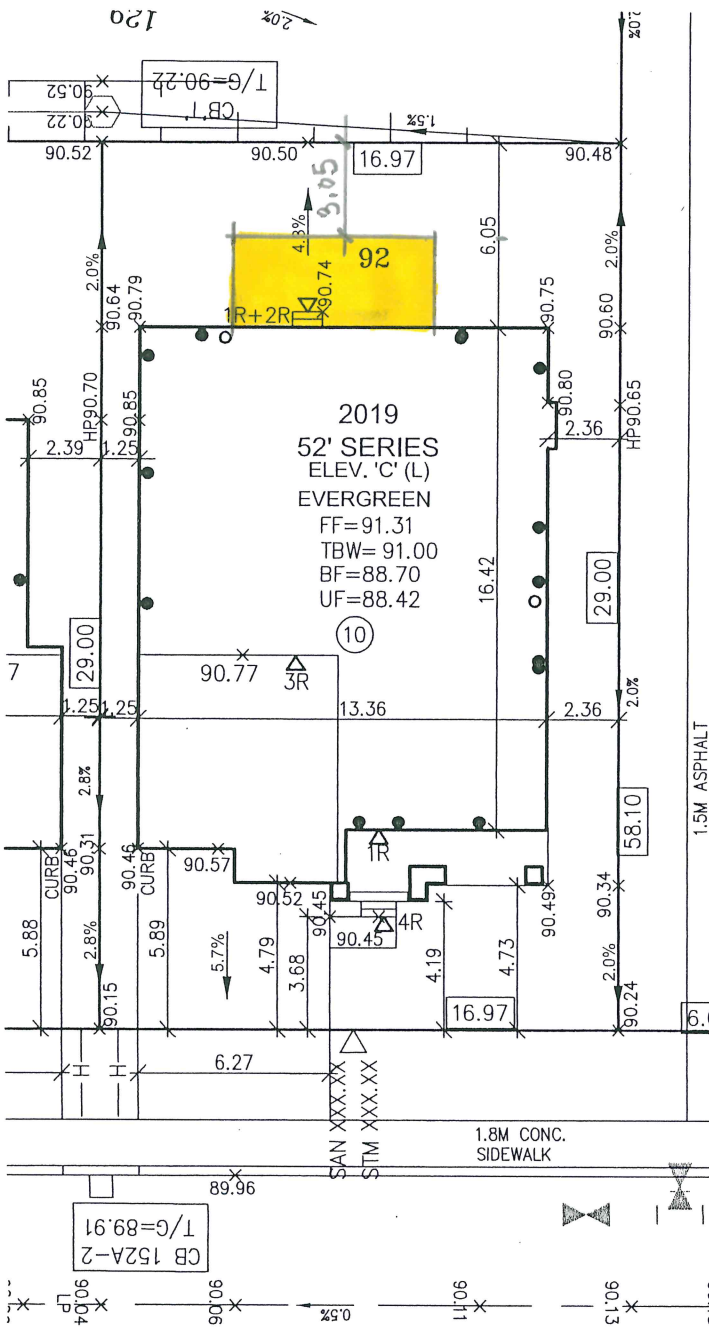
Permission is requested for a **minor variance to reduce the total rear yard setback from 6.0 m to 3.0 m** in order to build a 5.5 m x 3 m screened porch with low, open decks on either side.

This variance is minor in nature, and will affect no adjacent properties. 7 feet high fences currently enclose all neighbouring lots. The screened porch will allow for 3 season use of the rear yard space, accessible from the interior, in keeping with the detached dwelling permitted in the V1C zoning in the Zoning By-law. The application is in keeping with the General Intent and purpose of the Official Plan, re: Medium Density Residential.

Christine Erdos O'Malley, BID ARIDO

LIST OF ATTACHMENTS:

- 1 Copy of Variance Application
- 1 Copy of this Letter.
- 2 Copies of Siting + Grading Plan (sized 11x17)
- 2 Copies of the Site Plan, Plans and Elevations, (in Metric) of Proposed Screened Porch + Deck
(1 full set + 1 set 11x17)



KEY PLAN (N.T.S.)

It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and all applicable regulations and requirements including zoning provisions and any provisions in the subdivision agreement. The Control Architect is not responsible in any way for examining or approving site (lotting) plans or working drawings with respect to any zoning or building code or permit matter or that any house can be properly built or located on its lot.

This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the City of OTTAWA.

Committee of Adjustment
Received | Reçu le

2024-05-29

City of Ottawa | Ville d'Ottawa
Comité de dérogation

- NOTES:
- 1) NO FINAL UTILITY LOCATION INFORMATION AT THIS TIME. ENGINEER WILL NOT BE RESPONSIBLE FOR FUTURE CHANGES TO DESIGN. BUILDER SHOULD NOTIFY PURCHASER'S THAT STREET HARDWARE AND ABOVE GROUND UTILITY FURNATURE MAY BE ADDED OR REMOVED FROM THE FRONTAGES.
 - 2) BUILDER TO LOWER UNDERSIDE OF FOOTINGS WHERE ADJACENT TO RLCB LEADS. EXACT DEPTH TO BE DETERMINED ON SITE DURING FOOTING EXCAVATION.
 - 3) BUILDER TO STAKE OUT DRIVEWAY CURB DEPRESSIONS AT THE TIME OF CURB INSTALLATION.
 - 4) BUILDER TO VERIFY LOCATION OF ALL HYDRANTS, STREET LIGHTS, TRANSFORMERS AND ALL OTHER SERVICES. IF MIN. DIMENSIONS ARE NOT MAINTAINED AS PER CITY STANDARDS, BUILDER IS TO RELOCATE AT HIS OWN EXPENSE.
 - 5) SURVEYOR TO VERIFY THAT THE MINIMUM FROST PROTECTION IS PROVIDED FOR ALL FOOTINGS
 - 6) REFER TO ARCHITECTURAL WORKING DRAWINGS AND STREETSCAPES FOR CONSTRUCTION REQUIREMENTS AND DETAILS. ALL GUARDS / HANDRAILS TO CONFORM TO OBC SECTION 9.8

Client MINTO HOMES		REGISTERED PERSON: D.W. CASSIDY & CO. ARCHITECTURAL TECHNOLOGISTS FIRM BCIN 28461							
Project Name MAHOGANY CITY OF OTTAWA		I <u>ALEXANDER MUZANOVIC</u> have reviewed and take responsibility for this design.							
Sheet Title SITING & GRADING		Signature <u>Alexander Muzanovic</u>							
M-Plan	Lot 92	BCIN 26126 Date: AUG. 24, 2021							
<ul style="list-style-type: none"> ⊕ STREET LIGHT ⊕ STREET LIGHT PEDESTAL ⊕ HYDRANT ⊕ TRANSFORMER ⊕ VALVE CHAMBER ⊕ WATER SERVICE □ CATCH BASIN ▽ STM & SAN CONNECT ▽ SINGLE STM & SAN — SWALE DIRECTION ⊕ CABLE TV PEDESTAL / GLB ■ BELL PEDESTAL / GLB 		<ul style="list-style-type: none"> ⊕ SUPER MAIL BOX ▶ EXTERIOR DOOR LOCATION ○ WINDOW LOCATION ○ BSMT. WINDOW LOCATION ⊕ LOFT EGRESS WINDOW LOCATION ⊕ RAIN WATER LEADER —H— HYDRO FF FINISHED FLOOR ELEVATION TBW TOP OF BASEMENT WALL BF BASEMENT FLOOR ELEVATION UF UNDERSIDE OF FOOTING ▨▨▨▨ EMBANKMENT 3:1 MAX SLOPE UNLESS STATED OTHERWISE 		<ul style="list-style-type: none"> UFG UNDERSIDE OF FTG.-GAR UFR UNDERSIDE OF FTG.-REAR WOD WALK OUT DECK WOB WALK OUT BASEMENT SWO SEMI WALK OUT REV REVERSE PLANS 2R,3R NUMBER OF RISERS 000.00 PROPOSED ELEVATION * ENGINEERED FILL ⊕ SUMP PUMP DISCHARGING TO SPLASH PAD ⊕ UTILITY POLE - ROGERS AND BELL INSTALLED WITHIN POLE ⊕ FLOOR JOIST HEIGHT 					
Scale 1:250		Date AUG. 2021		CASSIDY & CO. ARCHITECTURAL TECHNOLOGISTS 60 RANDALL DRIVE Suite 11 AJAX, ONTARIO L1S 6L3 PH. (905) 619-1270 FAX (905) 619-1269					
Drawn by NS		Checked by AMM		Project No. 2017-54		Sheet No. 92			
File Name 2017-54-PH2B - Lot 92.dwg									

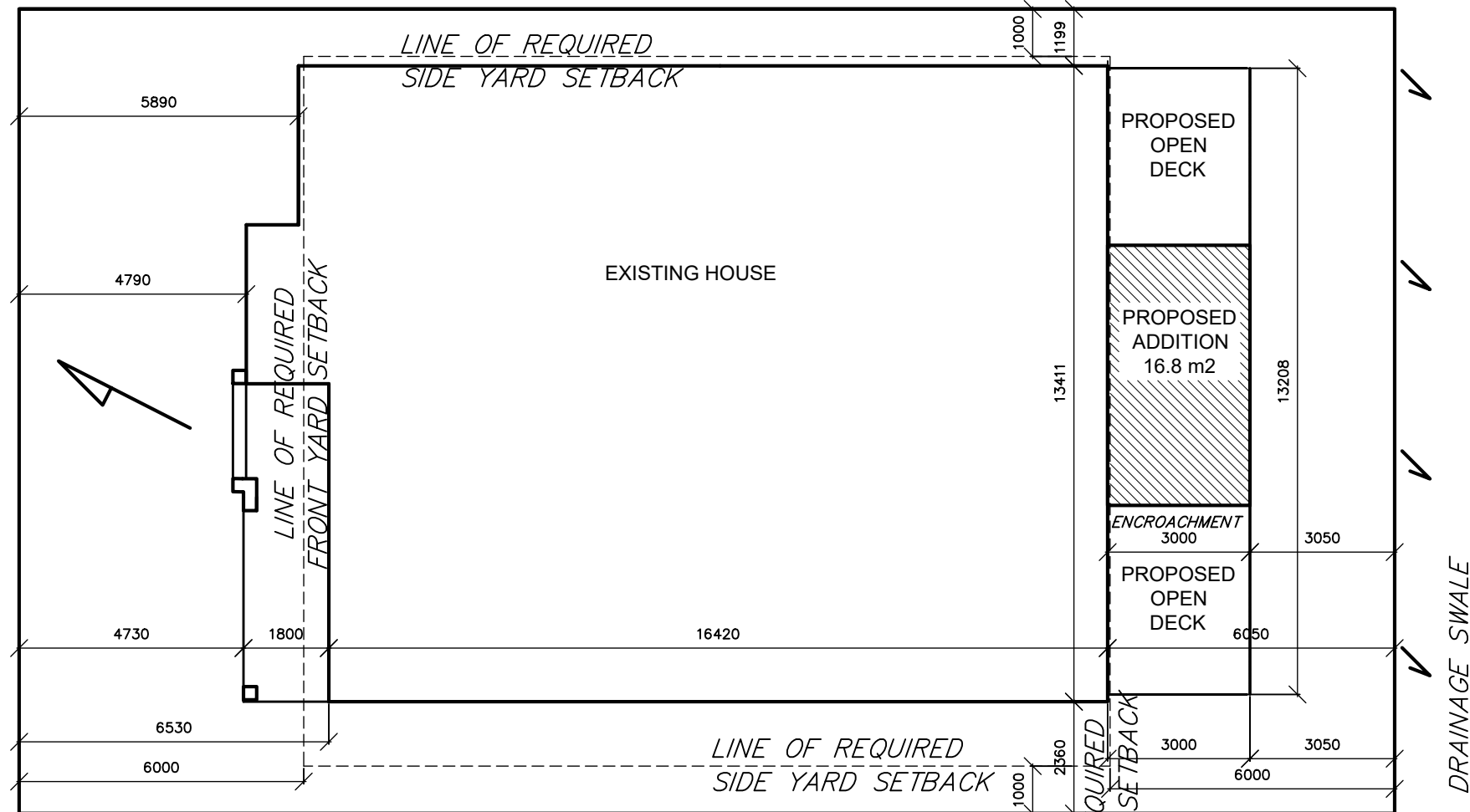
SITE LOCATION PLAN

1
A1

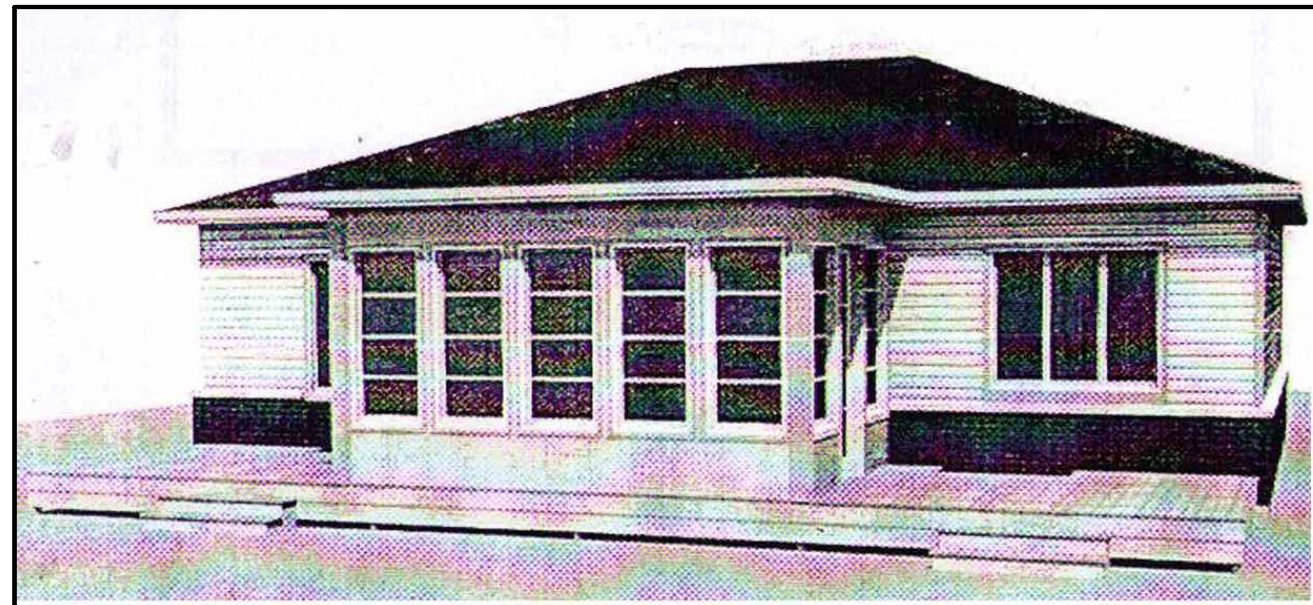
SCALE: 1:200

Committee of Adjustment
Received | Reçu le
2024-05-29
City of Ottawa | Ville d'Ottawa
Comité de dérogation

ASCARI ROAD



LEGAL: 107 ASCARI ROAD
LOT 92 PLAN 4M - 1677
PIN 03902-1673



CATCHMENT BASIN

The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.
QUALIFICATION INFORMATION
 Required unless design is exempt under 2.17.5.1. of the building code
 C. ERDOS 23669
 NAME SIGNATURE BCIN
REGISTRATION INFORMATION
 Required unless design is exempt under 2.17.4.1. of the building code
 CHRISTINE ERDOS DESIGN. 31797
 FIRM NAME BCIN



REVISIONS

NO.	DATE	REVISION
9		
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2		
1	24 MAY 24	ISSUE - VARIANCE APPLICATION

christine erdos design B.I.D. ARIDO custom building interior design
 613 769 4442 ext 1
 c.erdos@malleydesign.com

PROJECT NO. C-2024-02
 PROJECT CROSBIE ADDITION
 107 ASCARI ROAD, MANOTICK

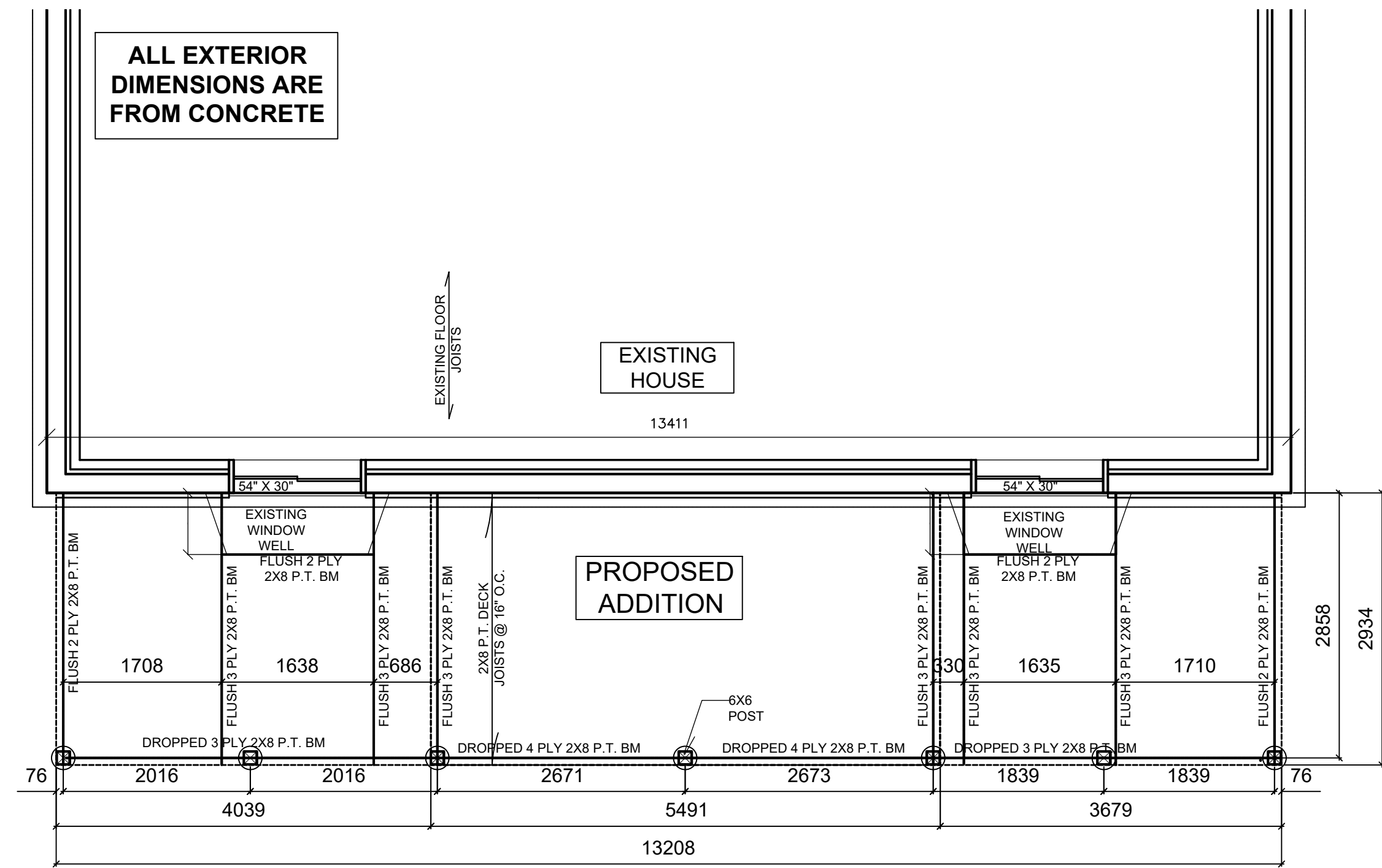
DRAWING TITLE
SITE LOCATION PLAN

SCALE
AS NOTED

DESIGN
CE O'M MAY 24

PAGE
A1 of A4

**ALL EXTERIOR
DIMENSIONS ARE
FROM CONCRETE**



1 FOUNDATION PLAN
A2 SCALE: 1:50

The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.

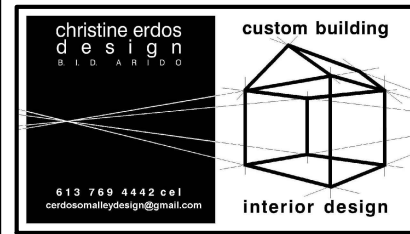
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C. ERDOS NAME SIGNATURE 23669 BCIN

REGISTRATION INFORMATION
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CHRISTINE ERDOS DESIGN. 31797 BCIN



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1	24 MAY 24	ISSUE - VARIANCE APPLICATION



PROJECT NO. C-2024-02

PROJECT
CROSBIE ADDITION
107 ASCARI ROAD, MANOTICK

DRAWING TITLE
FOUNDATION PLAN

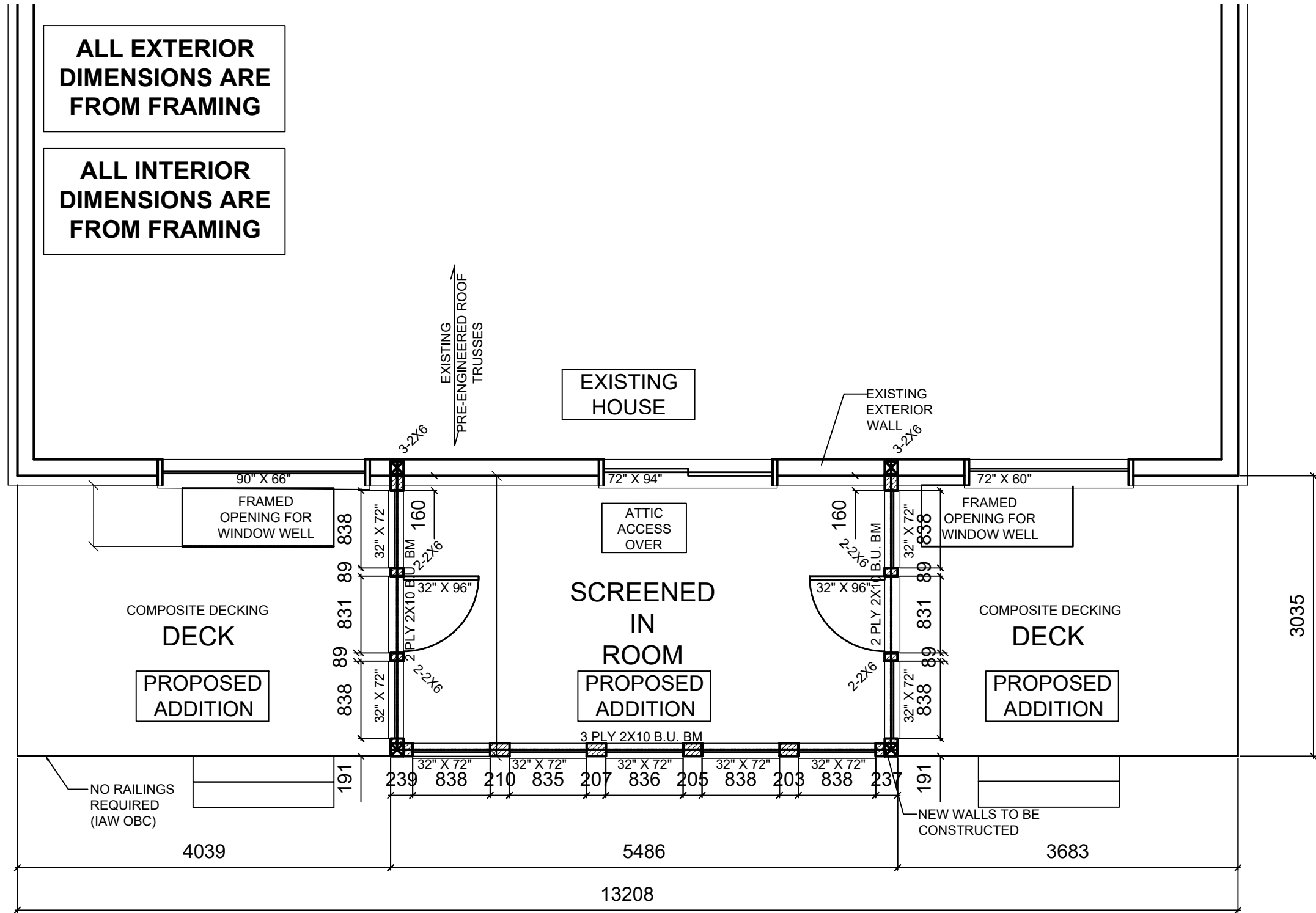
SCALE
AS NOTED

DESIGN
CE O'M MAY 24

PAGE
A2 of A4

ALL EXTERIOR DIMENSIONS ARE FROM FRAMING

ALL INTERIOR DIMENSIONS ARE FROM FRAMING



1 GROUND FLOOR PLAN
A3 SCALE: 1:50

The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer.

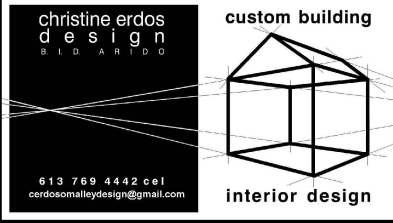
QUALIFICATION INFORMATION
 Required unless design is exempt under 2.17.5.1. of the building code
 C. ERDOS
 NAME SIGNATURE 23669 BCIN

REGISTRATION INFORMATION
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 CHRISTINE ERDOS DESIGN. 31797 BCIN
 FIRM NAME



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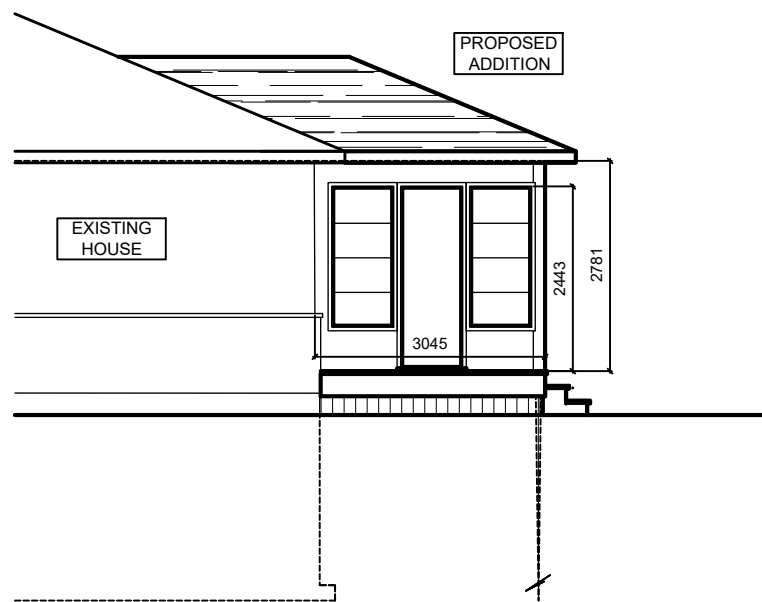


PROJECT NO. C-2024-02
PROJECT
CROSBIE ADDITION
 107 ASCARI ROAD,
 MANOTICK

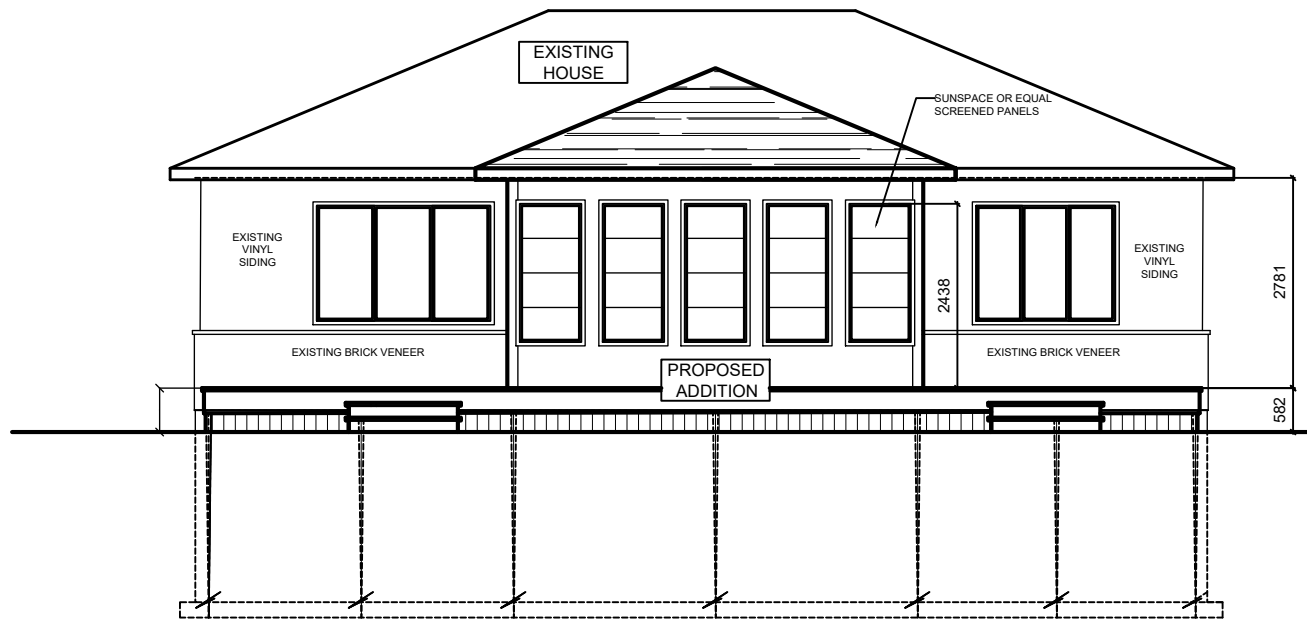
GROUND FLOOR PLAN

SCALE
AS NOTED

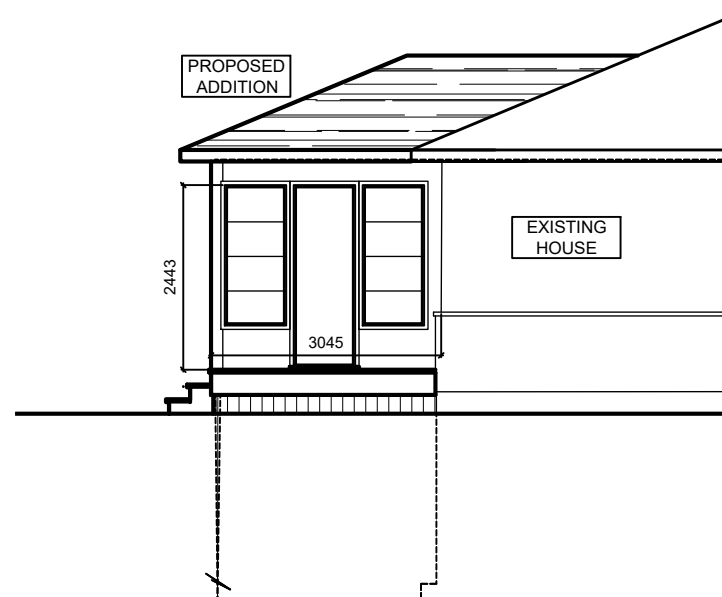
DESIGN **CE O'M MAY 24**



1 LEFT SIDE ELEVATION
A4 SCALE: 1:100



2 SOUTH ELEVATION
A4 SCALE: 1:100



3 RIGHT SIDE ELEVATION
A4 SCALE: 1:100

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1	24 MAY 24	ISSUE - VARIANCE APPLICATION

christine erdos
design
B.I.D. ARIDO

613 769 4442 ext 1
c.erdos@malleydesign.com

custom building

interior design

PROJECT NO. C-2024-02
PROJECT
CROSBIE ADDITION
 107 ASCARI ROAD,
 MANOTICK

DRAWING TITLE
ELEVATIONS

SCALE
 AS NOTED

DESIGN CE O'M MAY 24

DRAWN

CHECKED

PAGE
A4 of A4

2024-06-26



MINOR VARIANCE APPLICATION

COMMENTS TO THE COMMITTEE OF ADJUSTMENT

PANEL 3

Site Address: 107 Ascari Road
Legal Description: Lot 92, Registered Plan 4M-1677
File No.: D08-02-24/A-00143
Report Date: June 26, 2024
Hearing Date: July 2, 2024
Planner: Elizabeth King
Official Plan Designation: Rural Transect, Village, Residential Medium Density
(Manotick Secondary Plan)
Zoning: V1C[870r] S404

DEPARTMENT COMMENTS

The Planning, Development and Building Services Department **has no concerns with** the application.

DISCUSSION AND RATIONALE

Staff have reviewed the subject minor variance application against the “four tests” as outlined in Section 45 (1) of the *Planning Act*, R.S.O. 1990 c. P.13, as amended. Staff are satisfied that the requested minor variance(s) meet(s) the “four tests”.

The V1C[870r] Zone requires a minimum rear yard setback of 6 metres for a one-storey dwelling. The proposed sunroom is considered a minor addition to the rear yard to 107 Ascari Road. There is a fence that encloses the rear yard of the property which will conceal the majority of the addition, which along with the existing dwelling is one-storey in height.

The proposed addition only covers a portion of rear yard and maintains landscape space in the rear yard.

ADDITIONAL COMMENTS

Infrastructure Engineering

- The Planning, Development and Building Services Department will do a complete review of grading and servicing during the building permit process.
- At the time of building permit application, a grading/servicing plan prepared by a Professional Engineer, Ontario Land surveyor or a Certified Engineering Technologist may be required.
- Encroachment on or alteration to any easement is not permitted without authorization from easement owner(s).



Elizabeth King
Planner I, Development Review All Wards
Planning, Development and Building
Services Department



Erin O'Connell
Planner III, Development Review All Wards
Planning, Development and Building
Services Department