

**DECISION**  
**MINOR VARIANCE / PERMISSION**  
Section 45 of the *Planning Act*

<b>Date of Decision:</b>	December 16, 2022
<b>File No(s):</b>	D08-02-22/A-00211
<b>Owner(s):</b>	Michael Ayoub
<b>Location:</b>	7 Gwynne Avenue
<b>Ward:</b>	15 - Kitchissippi
<b>Legal Description:</b>	Part of Lot 'D' in Block 6 (North Carling Avenue) Registered Plan 111, being Part 2 on 4R-29475
<b>Zoning:</b>	R4UD
<b>Zoning By-law:</b>	2008-250
<b>Hearing Date:</b>	December 7, 2022

**PURPOSE OF THE APPLICATION**

- [1] The Owner wants to construct a new three-storey semi-detached dwelling with a secondary dwelling unit in the basement, as shown on plans filed with the Committee.

**RELIEF REQUIRED**

- [2] The Owner requires the Authority of the Committee for Minor Variances from the Zoning By-law as follows:
- a) To permit a reduced lot area of 124.53 square metres, whereas the By-law requires a minimum lot area of 180 square metres.
  - b) ~~To permit an increased building height of 10.50 metres whereas the By-law permits a maximum building height of 10 metres~~
- [3] The application indicates that the Property is not the subject of any other current application under the *Planning Act*.

**PUBLIC HEARING**

- [4] The Panel Chair administered an oath to Niels Luetge, Agent for the Applicant, who confirmed that the statutory notice posting requirements were satisfied.

- [5] In response to a question from the Committee regarding the 2015 Consent (D08-01-14/B-00310 to D08-01-14/B-00312) and Minor Variance (D08-02-15/A-00035 to D08-02-15/A-00037) Applications that were granted by the Committee, Mr. Luettge confirmed that, although the requested variance for lot area is the same, the previous decision was tied to different plans. Therefore, he wanted to obtain a new variance not tied to any plans. Mr. Luettge also confirmed that after further discussion with the City Planner, he agreed to reduce the height of the semi-detached dwelling to meet the zoning requirement, eliminating the need for variance (b). Additionally, Mr. Luettge removed the garage and driveway from his plans in light of the Streetscape Character Analysis.
- [6] City Planner Margot Linker of the Planning, Real Estate and Economic Development Department confirmed she had no concerns with the application.

**DECISION AND REASONS OF THE COMMITTEE:      APPLICATION GRANTED  
AS AMENDED**

- [7] The Committee considered all written and oral submissions relating to the application in making its Decision.
- [8] The Committee has the power to authorize a minor variance from the provisions of the Zoning By-law if, in its opinion, the application meets all four requirements under subsection 45(1) of the *Planning Act*. It requires consideration of whether the variance is minor, is desirable for the appropriate development or use of the land, building or structure, and whether the general intent and purpose of the Official Plan and the Zoning By-law are maintained.
- [9] Based on the evidence, the Committee is satisfied that the requested variance meets all four requirements under subsection 45(1) of the *Planning Act*.
- [10] The Committee notes that the City's Planning Report raises "no concerns" regarding the application, highlighting that "the proposed lot areas are sufficient in size to accommodate semi-detached dwellings in an urban context."
- [11] The Committee also notes that no cogent evidence was presented that the variances would result in any unacceptable adverse impact on neighbouring properties.
- [12] Considering the circumstances, the Committee finds that, because the proposal fits well in the neighbourhood, the requested variance is, from a planning and public interest point of view, desirable for the appropriate development or use of the land, building or structure on the property, and relative to the neighbouring lands.
- [13] The Committee also finds that the requested variance maintains the general intent and purpose of the Official Plan because the proposal respects the character of the neighbourhood.

- [14] In addition, the Committee finds that the requested variance maintains the general intent and purpose of the Zoning By-law because the proposal represents orderly development on the property that is compatible with the neighbourhood.
- [15] Moreover, the Committee finds that the requested variance is minor because it will not create any unacceptable adverse impact on abutting properties or the neighbourhood in general.
- [16] THE COMMITTEE OF ADJUSTMENT therefore authorizes the requested variance.

*"John Blatherwick"*  
JOHN BLATHERWICK  
VICE-CHAIR

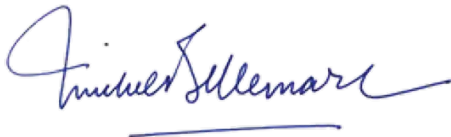
Absent  
STAN WILDER  
MEMBER

*"Heather MacLean"*  
HEATHER MACLEAN  
MEMBER

*"Bonnie Oakes Charron"*  
BONNIE OAKES CHARRON  
MEMBER

*"Michael Wildman"*  
MICHAEL WILDMAN  
MEMBER

I certify this is a true copy of the Decision of the Committee of Adjustment of the City of Ottawa, dated **December 16, 2022**.



Michel Bellemare  
Secretary-Treasurer

#### **NOTICE OF RIGHT TO APPEAL**

To appeal this decision to the Ontario Land Tribunal (OLT), a completed appeal form along with payment must be received by the Secretary-Treasurer of the Committee of Adjustment by **January 5, 2023**, delivered by email at [cofa@ottawa.ca](mailto:cofa@ottawa.ca) and/or by mail or courier to the following address:

Secretary-Treasurer, Committee of Adjustment,  
101 CentrepoinTE Drive, 4<sup>th</sup> floor, Ottawa, Ontario, K2G 5K7

The Appeal Form is available on the OLT website at <https://olt.gov.on.ca/>. The Ontario Land Tribunal has established a filing fee of \$400.00 per type of application with an additional filing fee of \$25.00 for each secondary application. Payment can be made by certified cheque or money order made payable to the Ontario Minister of Finance, or by credit card. Please indicate on the Appeal Form if you wish to pay by credit card. If you have any questions about the appeal process, please contact the Committee of Adjustment office by calling 613-580-2436 or by email at [cofa@ottawa.ca](mailto:cofa@ottawa.ca).

Only the applicant, the Minister or a specified person or public body that has an interest in the matter may appeal the decision to the Ontario Land Tribunal. A “specified person” does not include an individual or a community association.

There are no provisions for the Committee of Adjustment or the Ontario Land Tribunal to extend the statutory deadline to file an appeal. If the deadline is not met, the OLT does not have the authority to hold a hearing to consider your appeal.

*Ce document est également offert en français.*

**Committee of Adjustment**  
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