



724 DESIGN

3-108 BRIDGE ST
PICTON, ON K0K 2T0
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MUNICIPALITY

CITY OF OTTAWA
101 CENTERPOINTE DR
NEPEAN, ON K2G 5K7
613-580-2424

ATTN:

COMMITTEE OF ADJUSTMENTS

REGARDING:

CONSENT APPLICATION &
MINOR VARIANCE

SITE:

102 & 102A LANIGAN CRES
STITTSVILLE, ON K2S 1C3

COVER LETTER

FILE NUMBER # BEC001

DATE: 04/13/2023

To Whom It May Concern:

Please accept our documentation for a consent application and minor variance application for the property located at 102 Lanigan Cres.

We are proposing to sever the existing lot at 102 Lanigan Cres to create two new residential lots, where we are proposing two new single family bungalow developments.

To permit the proposed use, we will require a minor variance for each new lot to permit a reduced lot frontage of 16.065m whereas the by-law requires a lot frontage of 20m. As a result, we have submitted 1 severance application, and 2 minor variance applications.

In addition to this cover letter and application forms, please find the following documents attached:

- Proposed Site Plan
- Site Survey
- Draft Reference Plan
- Tree Information Report
- Parcel PIN
- Proposed Plan

I have updated my cover letter document to include the four tests of a minor variance, and I have attached a second page.

Please do not hesitate to contact me if further information is required.

Thank you,

Amanda Sanford
BCIN Designer

Committee of Adjustment
Received | Reçu le

2023-04-13

City of Ottawa | Ville d'Ottawa
Comité de dérogation

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FOUR TESTS OF A MINOR VARIANCE:

This application meets the Four tests of a Minor Variance in the following ways:

1. This application is minor in nature.
 - *The two lots proposing a reduced lot frontage allows for two building lots than can otherwise achieve the requirements of by-law 2008-250 and can provide adequate land and services to support and sustain the requirements for a single-family dwelling; a permitted use within the R1D zone. Considerate of all the requirements, a reduction in the lot frontage is minor in nature to allow an otherwise suitable development lot.*
2. This application is desirable for the appropriate development or use of the land.
 - *By permitting two lots with reduced lot frontages, it created two desirable building lots with 2000 ft² single family bungalows proposed. This represents a sufficient stock of land for growth and development to happen within urban built-up area to meet the projected requirement for population, housing, employment and other purposes for a period of 25 years in accordance with the Provincial Policy Statement.*
3. This application keeps with the general intent and purpose of the Zoning by-law.
 - *The application proposed two single family detached dwelling which is the only permitted residential building form within the first density zoning. The proposed 2000 ft² achieves the general purpose and intent of this zoning designation without impacting and adequate supply of housing.*
4. This application keeps with the general intent and purpose of the Official Plan.
 - *By permitting two building lots, the development supports growth by intensification as defined by the Provincial Policy Statement. By utilizing the existing lot, the proposed development supports the creation of (a) new units on previously developed land in existing communities, (b) the development of underutilized areas. (c) infill development, As a result, the application complies with the intent and purpose of the Official Plan.*

