



Minor Variance
COMMENTS TO THE COMMITTEE OF ADJUSTMENT
Panel 2

Site Address: 17 Steeple Chase Drive
Legal Description: Lot 1, Plan 4M-803
File No.: D08-02-23 A-00087
Date: May 11, 2023
Planner: Alex Gatien
Official Plan Designation: Suburban
Transect, Neighbourhood Designation
Zoning: R1T

Hearing Date: May 17, 2023

Committee of Adjustment
Received | Reçu le

2023-05-11

City of Ottawa | Ville d'Ottawa
Comité de dérogation

DEPARTMENT COMMENTS

The Planning, Real Estate and Economic Development Department **has no concerns** with the application.

DISCUSSION AND RATIONALE

The subject property is located at 17 Steeple Chase Drive in an R1T zone. R1 Zones are intended to limit development to detached dwellings. There is a single detached dwelling on the property.

The applicant intends to build a enclosed sunroom at the rear of the existing dwelling. The sunroom is proposed to be 3.66 metres wide and 3.05 metres deep. The applicant has requested a reduction in rear yard setback from 7.5m to 6m. The proposed sunroom will meet the sideyard setbacks.

Staff feel the proposed reduction in rear yard setback is minor and will not have any adverse impacts. The sunroom will not result in any privacy concerns as the property is fenced and is bordered by a trail corridor to the south. The sunroom is an appropriate form of development that meets the intent and purpose of the Zoning By-law for R1 zones and of the Official Plan for development within the Suburban Transect.



ADDITIONAL COMMENTS

Right-of-Way

The Right-of-Way Management Department has **no concerns** with the proposed Minor Variance Application.

Planning Forestry

Through pre-consultation it was determined that no TIR was required with this application as there are no protected trees in the rear yard. There are no tree-related concerns with the reduced rear yard setback. If any materials or equipment need to be staged in the front yard, tree protection fencing will be required around the City tree.

Alex Gatién
Planner I, Development Review

Lisa Stern, MCIP RPP
Planner III, Development Review, West