

**DECISION**  
**MINOR VARIANCE / PERMISSION**

**Date of Decision:** May 26, 2023  
**File No(s):** D08-02-23/A-00087  
**Application:** Minor Variance under section 45 of the *Planning Act*  
**Owner(s)/Applicant(s):** Dianne and Bob Lee  
**Property Address:** 17 Steeple Chase Drive  
**Ward:** 23 – Kanata South  
**Legal Description:** Part of Lot 1 & 4, Registered Plan 4M-803  
**Zoning:** R1T  
**Zoning By-law:** 2008-250  
**Hearing Date:** May 17, 2023

**APPLICANT(S)' PROPOSAL AND PURPOSE OF THE APPLICATION(S)**

- [1] The Owners want to construct an enclosed sunroom at the rear of their property, as shown on plans filed with the Committee.

**REQUESTED VARIANCE(S)**

- [2] The Owners require the Authority of the Committee for a Minor Variance from the Zoning By-law to permit a reduced rear yard setback of 6 metres, whereas the By-law requires a minimum rear yard setback of 7.5 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 Robert Stocki, Agent for the Owners, who confirmed that the statutory notice posting requirements were satisfied.
- [5] City Planner Alex Gatien was also present.

**DECISION AND REASONS OF THE COMMITTEE: APPLICATION(S) GRANTED**

**Application(s) Must Satisfy Statutory Four-Part Test**

- [6] 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.

### **Evidence**

- [7] Evidence considered by the Committee included all oral submissions made at the hearing, as highlighted above, and the following written submissions held on file with the Secretary-Treasurer and available from the Committee Coordinator upon request:
- Application and supporting documents, including cover letter, plans, and tree information, and supporting documents.
  - City Planning Report, received May 11, 2023, with no concerns
  - Mississippi Valley Conservation Authority email dated May 10, 2023, with no objections
  - Hydro Ottawa email dated May 10, 2023, with no comments
  - Peter and Sue Zuccala, 1 Clydesdale Avenue, email dated May 10, 2023, in support

### **Effect of Submissions on Decision**

- [8] The Committee considered all written and oral submissions relating to the application in making its decision and granted the application.
- [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 "sunroom will not result in any privacy concerns as the property is fenced and is bord[er]ed [sic] by a trail corridor to the south."
- [11] The Committee also notes that no evidence was presented that the requested variance would result in any unacceptable adverse impact on neighbouring properties.
- [12] Considering the circumstances, the Committee finds that, because the proposal integrates well with its surroundings, 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 that is compatible with the surrounding area.
- [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, **subject to** the location and size of the proposed construction being in accordance with the site plan filed, Committee of Adjustment date stamped April 20, 2023, as it relates to the requested variance.

*"Ann M. Tremblay"*  
ANN M. TREMBLAY  
CHAIR

*"Kathleen Willis"*  
KATHLEEN WILLIS  
MEMBER

*"Scott Hindle"*  
SCOTT HINDLE  
MEMBER

*"Colin White"*  
COLIN WHITE  
MEMBER

*"Julia Markovich"*  
JULIA MARKOVICH  
MEMBER

I certify this is a true copy of the Decision of the Committee of Adjustment of the City of Ottawa, dated **May 26, 2023**.



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 **June 15, 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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