

P. H. Robinson Consulting
Urban Planning, Consulting and Project Management

City of Ottawa Committee of Adjustment
101 CentrepoinTE Drive, 4th Floor
Ottawa, ON K2G 5K7

Attn: Mr Michel Bellemare
Secretary Treasurer

Re: 4 Campbell Reid (Minor Variance application)
A & G Olender Holdings Ltd. - c/o Dr. Andrzej Olender
Part of lot 15, Concession 3 - Geographic Township of March (City of Ottawa)

May 11th, 2023

Committee of Adjustment
Received | Reçu le

2023-05-26

City of Ottawa | Ville d'Ottawa
Comité de dérogation

On behalf of our clients, we are submitting the enclosed Minor Variance application for the property at 4 Campbell Reid Court in order to permit the construction of a single storey veterinarian facility. The new development would be in addition to the newly constructed dwelling which has existed on the property since 2021 after the previous dwelling was destroyed in a fire in October of 2019.

The property is owned by A & G Olender Holdings Ltd, and the intent is for them to operate their family-owned veterinarian clinic as a father-son duo with the son residing in the newly constructed dwelling at 4 Campbell Reid. Their current operation is located in Kanata and it is on leased land which is subject to a major rezoning application for a large-scale residential project that would require them to move their practice. Their goal is to have their new clinic on a parcel of land that they own.

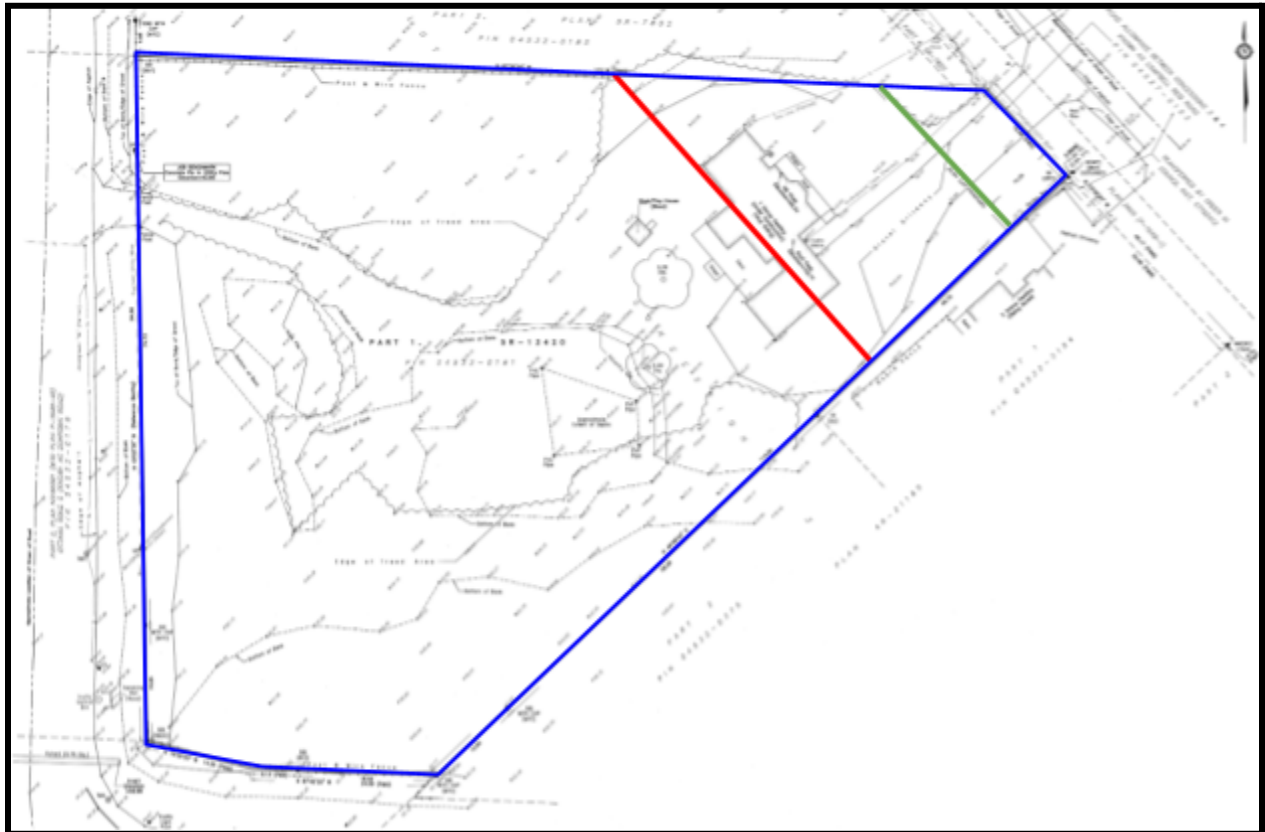
4 Campbell Reid is zoned RU - Rural Countryside in the Zoning By-Law. The lands are designated as Rural Countryside in the Rural transect as per the Provincially approved Official Plan Schedule B9 - Rural Transect. However, it should be noted that as per the Provincially-approved Official Plan, these lands are within a Future Neighbourhood Overlay as per Schedule C17 - Urban Expansion Areas. The property is also considered a corner lot and it has frontages on Campbell Reid Crt, Dunrobin Rd, and March Rd. It should also be noted that the property is irregularly shaped (with diverging side lot lines from Campbell Reid Crt) and this is the key reason for variance B. It should also be noted that this application is subject to an ongoing Site Plan Control (File D07-12-22-0140) application which is in its second review.

The variances required to permit this development are:

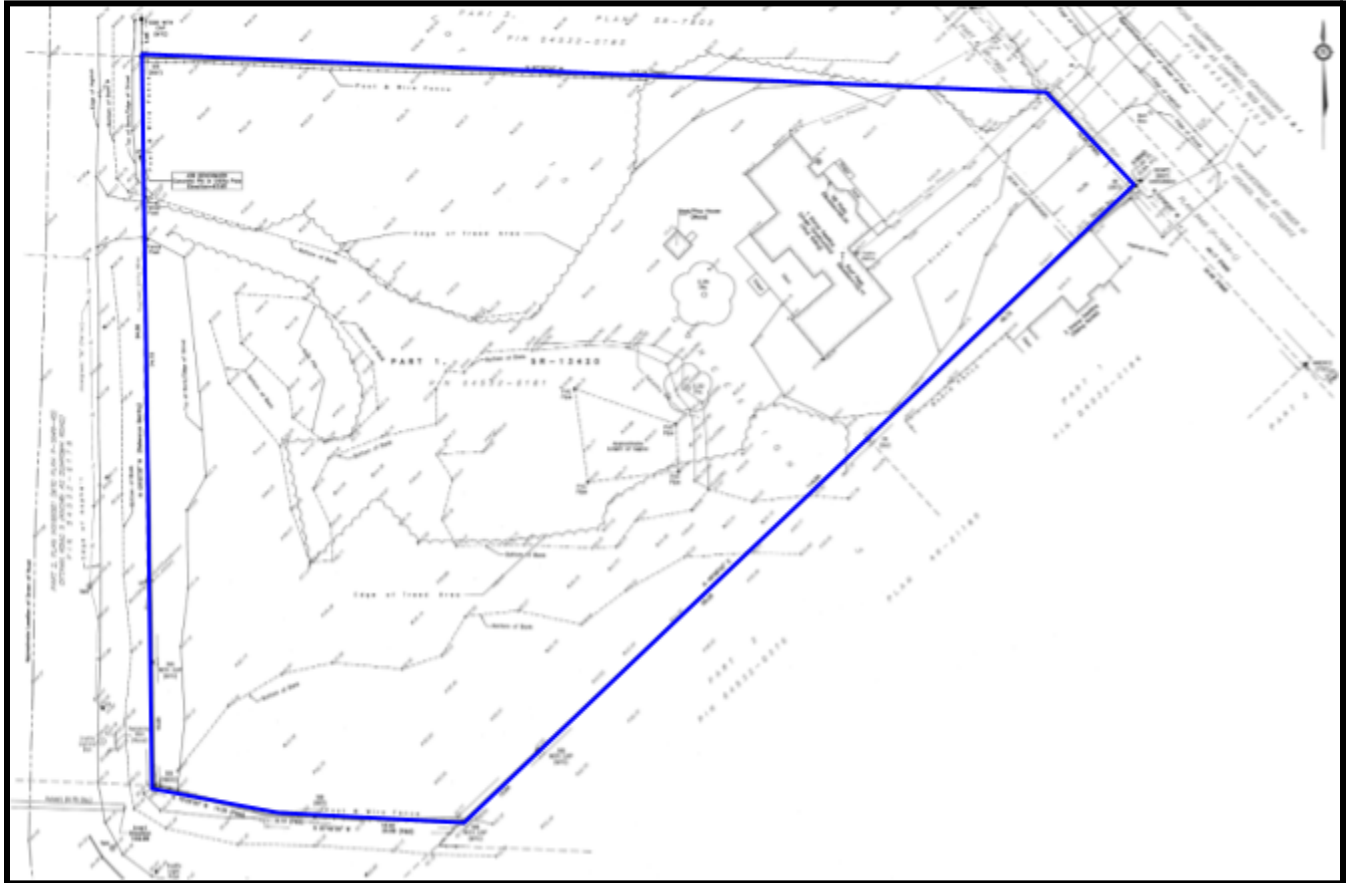
- A) Lot area. The zoning requires a minimum lot area of 0.8 ha (8,000 m²), whereas the provided lot area is 0.79 ha (7,917.7 m²). Table 227, (b), IV, Zoning By-Law 2008-250, as amended.
- B) Lot width. The zoning requires a minimum lot width of 50 m, whereas the provided lot width is 25.84 m. Table 227, (a), IV, Zoning By-Law 2008-250, as amended.

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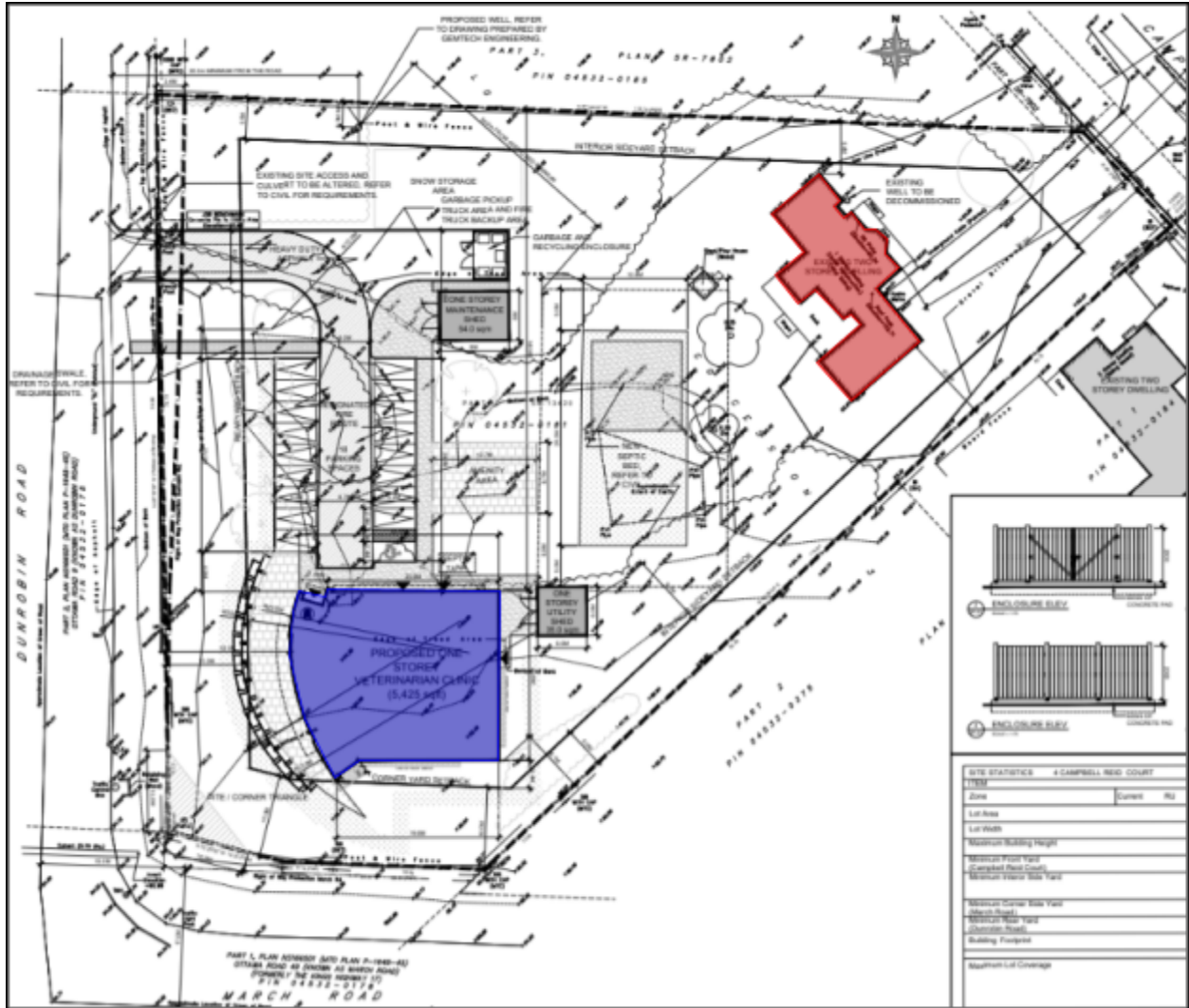
All other zoning performance standards are met including setbacks, building height, lot coverage, and distances between buildings. Currently, the existing dwelling fronts on Campbell Reid Crt. (the shortest frontage) and it is deemed to be the front lot line for zoning purposes. The frontage on March Rd is 38.94 m and the frontage on Dunrobin, which will be used as the vet clinic entrance and frontage, is 89.98 m. The **location** that satisfies the required 50 m lot width is shown on the diagram below.



The **red line** shows the approximate location of a 50 m lot width and this demonstrates that more than 75% of the lot conforms to the lot width requirement. The image also shows the **location of the lot width** measurement for zoning purposes which is measured at the required front yard setback.

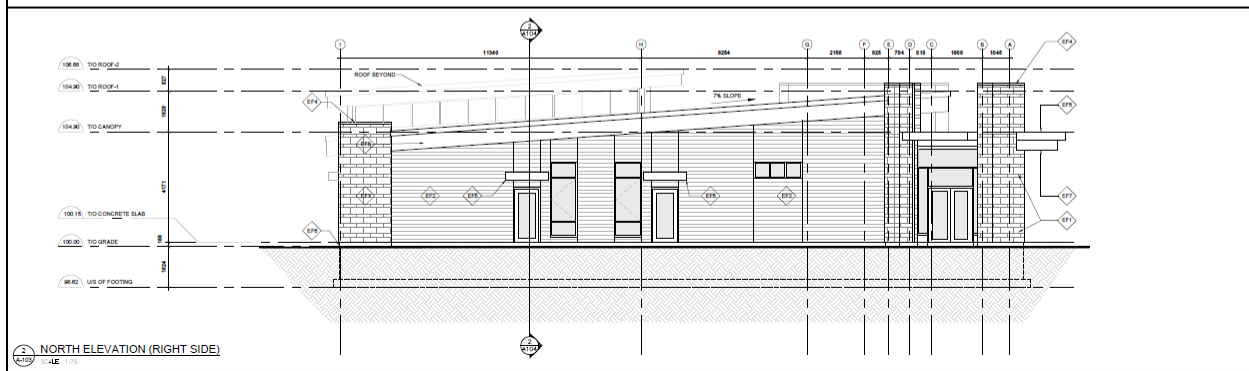
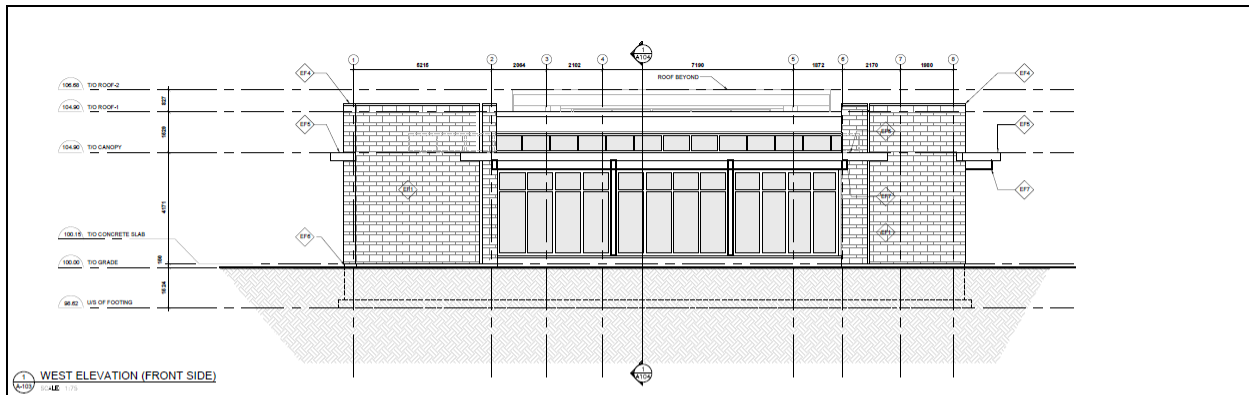
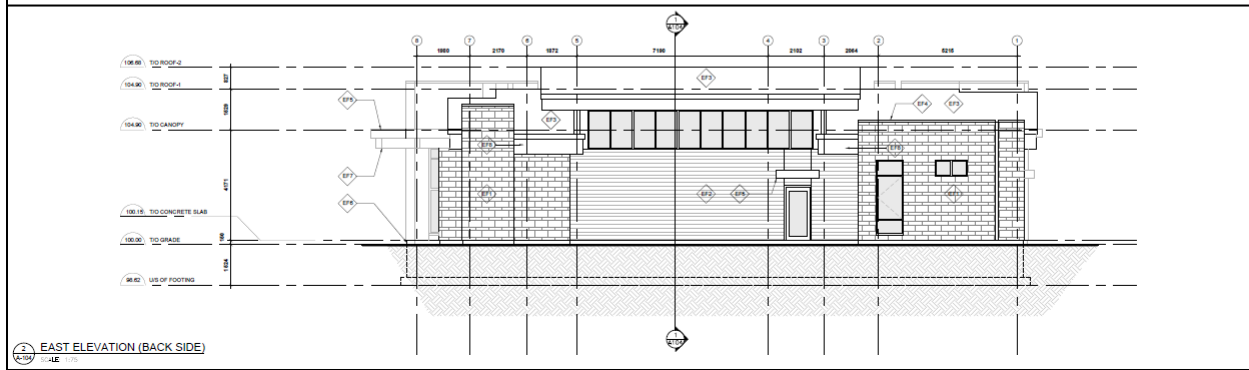
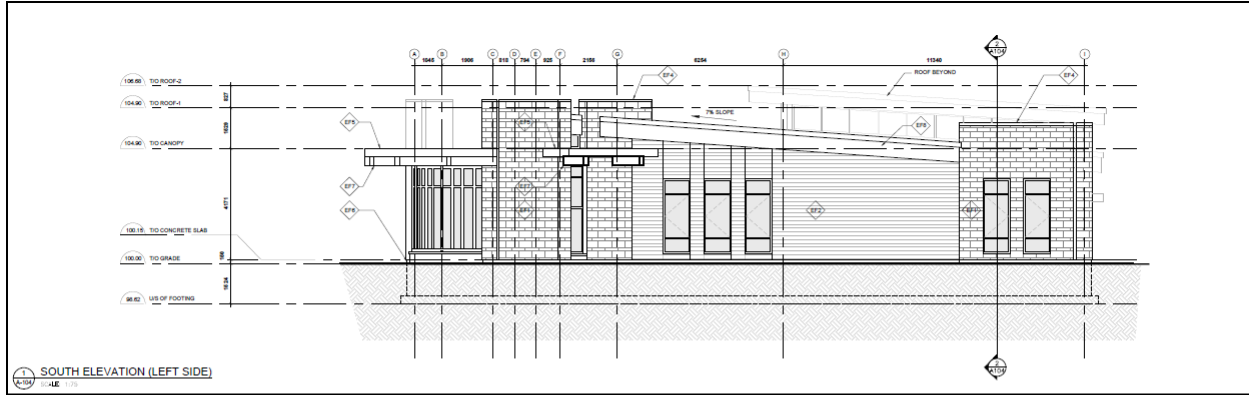


Survey plan of 4 Campbell Reid.



Site Plan of 4 Campbell Reid showing the **existing house** in the top right corner of the image and the **proposed vet clinic** in the bottom left corner.

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Architectural elevations of all four sides of the proposed vet clinic.

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Aerial photo showing Dunrobin Rd (right) and March Rd (left) as well as the current access to the site off Dunrobin Rd with the approximate **site outline of the lands subject to new development**. (Sept. 2022 photo).



Aerial photo showing the interior of the lot and the existing detached dwelling fronting on Campbell Reid Crt with the approximate **site outline**. (Sept. 2022 photo).

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View looking into the property from Campbell Reid Court showing the house on the property (April 2021 photo).

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Photo taken on the east side of Dunrobin Road looking towards March Road from the location of the proposed site access for the Veterinarian Clinic on Dunrobin Road.



Photo taken from the east side of Dunrobin Road looking towards the interior of the property. This existing access is in the location of the proposed site access for the Veterinarian Clinic from Dunrobin Road. (April 2021 photo).

The four tests of a Minor Variance application from Section 45 (1) of the Planning Act are that the variances are minor in nature, are desirable for the appropriate development or use of the land and building, and are to maintain the general intent and purpose of the Official Plan and the Zoning By-law.

1. The variances are minor in nature

It is our opinion that the scope of these variances are minor in nature and are inherent to the subject lands. The required lot area is 0.8 ha (8,000 m²) whereas the current lot is only 0.79 ha (7,917 m²), a difference of 0.01 ha (100 m²). This variance represents a 1% reduction in the required lot area. The required lot width is 50 m whereas we are providing a lot width of 25.84 m. However, the majority of the subject property meets the 50 m width requirement as the lot lines splay outward from Campbell Reid Crt towards Dunrobin Rd. Since the property has multiple frontages, the lot width is measured from the shortest frontage (Campbell Reid) which is 15.69 m and is the location of the existing dwelling. At the required front yard setback (where lot width is measured) this dimension increases to 25.84 m and continues to increase as you go further into the site. The other main frontage opposite Campbell Reid (Dunrobin) is 89.98 m and this will be the location of the vet clinic frontage. These lot area and lot width conditions are inherent to the property and we believe these have no negative impacts on the proposal development. It is important to note that every residential property on Campbell Reid Crt is less than 0.8 ha in size.

2. The development is appropriate for the lands in question

We believe the proposed development is appropriate for the lands in question. Constructing the vet clinic on lands already owned by the client's family presents an opportunity to grow their business in the rural area that they have served for many years.

Additionally, the actual construction and development of the property will not negatively impact the surrounding natural environment. Where possible, the existing natural vegetation will be maintained and where that is not possible, we are proposing to plant five (5) new trees, as per the Landscaping Plan filed with the Site Plan application.

3. The proposal meets the general intent of the Official Plan

There are many policies and goals that apply to this development that would demonstrate this proposal meets the general intent of the Official Plan.

When this application was submitted for Site Plan Control in September 2022 under the Council-adopted Official Plan, the subject lands were in the Rural transect and designated as Rural Countryside. When the Provincially-adopted Official plan received royal assent, the lands were placed under the Future Neighbourhood Overlay against Council's recommendations. Now, City staff have recognized that this land could be grandfathered in under the original designation without the overlay if the only approvals needed are for site plan control and building permit.

To rectify the fact that this property which is intended to proceed on rural services and is 1.2 km from the urban boundary, City staff through discussions with the local councillor have agreed to introduce an omnibus amendment that will allow these lands to proceed on rural services. A motion to have City staff examine this project's unique circumstances, propose necessary policy amendments that would allow for this project

to be considered, and report their findings and recommendations to the Planning and Housing Committee by July 6th, 2023 was carried on May 3rd, 2023 and ratified by Council on May 10th. The motion is included in this submission.

Sections under the current Official Plan that apply to this development as Rural Countryside, Rural transect are as follows:

5.5 Rural and Green Belt Transect areas

The Rural transect is intended to ensure the responsible use of resources for the protection of public health and the environment while supporting economic development for rural businesses in recognition of their valuable contributions to the regional economy. Currently, it ranges from untouched natural areas and cultivated farmland, to more intense development within villages and commercial industrial areas.

The Rural Countryside designation is intended to accommodate a variety of land uses that are appropriate for a rural location, limiting the amount of residential development and support industries that serve local residents and the travelling public. The area contains uses such as farming, small-scale industries and outdoor recreation and tourism supportive uses such as golf courses, vacation properties or bed and breakfasts, as well as some low-scale residential.

This proposal satisfies the need to intensify commercial uses in the rural area. The proposed use as a veterinarian clinic supports the goal of protecting public health by providing necessary social infrastructure and increased economic development by diversifying commercial interests in the area. It maintains the rural character through extensive soft landscaping and generous setbacks. In combination with the minimal hard landscaping, the extension to the existing septic bed will ensure there is minimal risk to impeding groundwater quality and quantity. The frontage of this proposal faces Campbell Reid Court in which the landscaping around the existing detached dwelling will remain unchanged. Large areas of the frontage along Dunrobin Road will remain in their current state.

The proposed veterinarian clinic is on a property that is owned by one of the two partners in this family business and contains an existing single family home in which one of the veterinarians lives. It represents a live/work opportunity for that veterinarian. It is located in an ideal location for these uses being on the edge of the urban area and providing for some additional uses on the property that are suitable for the property.

5.5.1 Recognize a rural pattern of built form and site design

1) Built form in the Greenbelt and Rural Transect areas, where development is permitted shall be low-rise. The proposed development is a single storey and measures 5.6 m in height therefore this represents a low-rise development.

2) Development in the Greenbelt and Rural Transect areas shall: c) Allow for uses that integrate well with the natural environment and rural area; e) Be adequately serviced and not create any risk that cannot be adequately mitigated, to the quality and quantity of groundwater for the surrounding area. **The development's low profile and use of muted materials will not disrupt the natural environment or rural character in the area. As proposed in the Site Servicing and Grading plan, a new septic bed is proposed that will meet the requirements of the single family home and the proposed vet clinic.**

9.2.2 Strengthen the rural economy by permitting a diversity of uses that support the local rural community

1) The following uses may be permitted: d) Animal services boarding, breeding and training and equestrian establishments. **This proposal supports the rural economy by proposing animal services, one of the uses expected to diversify and support the local rural community.**

4. The proposal meets the general intent of the Zoning By-Law

The purpose of the RU - Rural Countryside zone is to:

1. recognize and permit this range of rural-based land uses which often have large lot or distance separation requirements; and
2. regulate various types of development in manners that ensure compatibility with adjacent land uses and respect the rural context.

The subject property represents a land use well-suited for rural context as it will not negatively impact the adjacent land uses and potential land uses. Changes made to the frontages will be focused on Dunrobin as it will be the sole access point for patrons of the clinic. The Zoning By-Law permits "animal care establishment", "animal hospital", and "detached dwelling" as uses in the zone. This property only requires relief on lot width and lot area. The lot width requirement is 50 m whereas the actual width is 25.84 m, however due to the irregular shape of the site, the majority of the property is wider than 50 m. In terms of lot area, we require to have 0.8 ha (8,000 m²) whereas we are providing 0.79 ha (7,917 m²). This is an existing condition that we are 0.09 ha (83 m²) away from meeting. The requirements for setbacks and lot coverage are met with this design.

It is our understanding that the Official Plan, as it is written, would not support this application due to its location within the Future Neighbourhoods Overlay. This parcel of land was not originally included in the Future Neighbourhoods Overlay when the Site Plan application was first filed (September 2022). This application would have had no issues if it was considered under the Council adopted Official Plan as the lands were still considered to be within the rural boundary. It is only with the adoption of the Provincially-approved Official Plan that included the subject lands in the Future Neighbourhoods Overlay essentially bringing them into the urban boundary. Lands within the urban boundary must conform to additional requirements that this proposal does not support. Applications that have run into this issue and that do not require minor

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variances have been grandfathered in, however because we require two minor variances we are unable to be grandfathered in. We have had meetings and discussions with City development review staff, City policy planners, and the local city councillor on this matter.

City staff have initiated an omnibus amendment that was carried by the Planning and Housing Committee on May 3rd, 2023 to examine this proposal's unique circumstances to propose any necessary policy amendments or exceptions that would allow for the consideration of Minor Variances in support of the Site Plan Control application. The deadline for City staff to report their findings and recommendations to ensure that the changes are consistent with the objectives of the City's Official Plan and the Provincial Policy Statement is July 6th, 2023.

With this in mind, we believe that this application can proceed with these small minor variances at this time as this property was caught in changing Official Plan designations that were beyond the jurisdiction of City of Ottawa Planning department and City council.

At this time we are also submitting the following in support of the application:

- Completed application form (1 original)
- Application fees
- Site plan showing the proposed new building
- Architectural elevation plans of the proposed building from all four sides
- Survey plan of the entire property showing the provided lot area and lot width certificates
- Owners authorisation
- Environmental Impact Statement (filed with the Site Plan application)
- Motion from the May 3rd, 2023 Planning and Housing Committee moved by Councillor A. Troster.

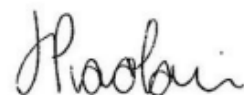
Should you have any questions or require anything further, please do not hesitate to contact the undersigned at (613) 599 9216 or via email at probinson@probinsonconsulting.com

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Jasmine Paoloni, Junior Planner

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