



Committee of Adjustment

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Comité de dérogation

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LRL File Ref.: 220487

Cover Letter

City of Ottawa
101 Centerpoint Drive
Ottawa, ON K2G 5K7

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Attention: Committee of Adjustment

Subject: Application for Minor Variance
363 Entrepreneur Crescent, Ottawa
PC2022-0195 (Site Plan Control)

Dear Committee Member(s),

This is an application filed by the Authorized Agent, Kyle Herold of LRL Engineering, on behalf of the Owner, Dustin Wilson, for Minor Variance for the proposed site and industrial warehouse development located at 363 Entrepreneur Crescent, in Navan, ON.

A Minor Variance application is required to request relief from Zoning By-law No.2008-250, Part 13 – Rural Zones, Section 219 – Table 219 (RG Zoning Provisions). To quickly summarize required relief:

- Minimum rear yard setback of 15.0m to be reduced to 6.80m
- Minimum side yard setback of 3.0m to be reduced to 1.50m

Site Description

The subject property is legally described as Part of Block 3, Registered Plan 50M-136, City of Ottawa. The property is fronting Entrepreneur Crescent.

The subject property has a total area of ±3000m², and is a slightly irregular rectangular shape, with a frontage of 36.75m along Entrepreneur Cres, and an average property depth of 80.91m. The property is designated as Rural on Schedule B of the City of Ottawa Official Plan and is zoned RG2 (Rural General Industrial Zone, Subzone 2) In the City of Ottawa Comprehensive Zoning By-law No. 2008-250.



The site is currently vacant.

Project Description

The property owner has begun the application process for Site Plan Control to develop the site and construct an industrial warehouse. The warehouse will serve as predominantly as storage but will also be used in the construction and maintenance of props & equipment.

The proposed warehouse is to be ±53.3m in length, ±25.9m in width, with a total footprint of ±1382m². The warehouse will be positioned centrally on the property, closer to the West property line. The proposed warehouse will be serviced by a private drilled well and septic system. Stormwater will be controlled and treated on-site prior to release to the Entrepreneur roadside ditch.

Please refer to the current draft Site Plan (refer to LRL Civil Plan C201) for greater detail.

The watercourse at the rear (north) of the property will be protected as per the recommendations made within the EIS. A copy of the EIS can be provided at the committee's request.

Minor Variance Description

The current draft site plan does not conform to all the current zoning provisions.

As the proposed development is within the RG2 zone, Zoning By-law No.2008-250, Part 13 – Rural Zones, Section 219 – Table 219 provides the following provisions:

- 1) Minimum required rear yard setback of 15.0m is required, and
- 2) Minimum required side yard setback of 3.0m is required.

A variance to the rear yard setback is proposed. The minimum required rear yard setback of 15.0m is proposed to be reduced to 6.80m. A reduction in the rear yard setback is required to provide the following on-site:

- adequate space/area at the front (south) of the building for personal vehicle parking
- adequate space/area within the front of the building for personal and large vehicle maneuverability
- create sufficient space/area at the front of the property for the placement of the proposed septic system (constrained by rear yard watercourse setback and well placement)
- create sufficient space/area at the front of the property for tree plantings

A variance to the west side yard setback is proposed. The minimum required side yard setback of 3.0m is proposed to be reduced to 1.50m. A reduction in the rear yard setback is required to provide the following on-site:

- adequate space/area along east face of the building for personal vehicle parking
- adequate space/area along the east face for personal and large vehicle maneuverability



All other zoning provisions are met.

Four Tests of the Planning Act

Section 45 of the Planning Act, R.S.O. 1990 provides the Committee of Adjustment with the ability to grant Minor Variances by weighing their appropriateness based on the “Four Tests”. The Act requires that an application for a variance demonstrates that it satisfies the following:

1. *Is it in keeping with the general intent and purpose of the Official Plan?*
2. *Is it in keeping with the general intent and purpose of the Zoning By-law?*
3. *Is it desirable for the appropriate development or use of the land, building or structure?*
4. *Is the application minor in nature?*

It is LRL’s opinion that this application meets the Four Tests as follows:

1. *Is it in keeping with the general intent and purpose of the Official Plan?*

Despite the proposed variances, the general intent and purpose of the Official Plan is maintained. The subject property is designated as “Rural Industrial and Logistics” as per the Official Plan Schedule B9 – Rural Transect. Proposed variances will not impede on the planned development and growth of the area. The variance is consistent with the objectives and policies of the Official Plan, and does not conflict with any long-term plans for the area.

2. *Is it in keeping with the general intent and purpose of the Zoning By-law?*

Despite the proposed variances, the general intent of the and purpose of the Zoning By-law is maintained. The subject property is zoned as “Rural General Industrial Zone” within the City of Ottawa Zoning By-law (2008-250). The variance does not undermine the basic principles of the Zoning By-law and will not lead to any negative impact on the surrounding area.

3. *Is it desirable for the appropriate development or use of the land, building or structure?*

The variance is desirable for the development and use of the property and building. The minor variance seeks to permit reduction in the current rear yard and side yard minimum setbacks, as per the Zoning By-Law. These reductions will allow for the property owner to make necessary improvements and alterations that will enhance useability and functionality of the site.

4. *Is the application minor in nature?*

The minor variance application is considered minor in nature, as it only affects two of the minimum requirements, and does not deviate too far from the existing zoning by-laws.



In support of the minor variance applications, please find the following enclosed:

- Application Form (1 copy)
- Cover Letter (1 copy)
- Topographical Survey (1 full-sized copy and 1 letter sized copy)
- Draft Site Plan (1 full-sized copy and 1 letter sized copy)
- Elevation drawings (1 full-sized copy and 1 letter sized copy)
- Pre-application Consultation Meeting Minutes (1 copy)
- A cheque in the amount of \$3153.00 for Minor Variance Application Fee

Thank you for your time & consideration!

Yours truly,

Kyle Herold

LRL Associates
5430 Canotek Road
Ottawa, ON K1J 9G2
(613) 915-2988
kherold@lrl.ca

