



Committee of Adjustment
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City of Ottawa | Ville d'Ottawa
Comité de dérogation

**MINOR VARIANCE APPLICATION
COMMENTS TO THE COMMITTEE OF ADJUSTMENT
PANEL 3**

PLANNING, REAL ESTATE AND ECONOMIC DEVELOPMENT DEPARTMENT

Site Address: 311 Fireside Drive
Legal Description: Lot 19, Plan 4M-175, Geographic Township of West Carleton
File No.: D08-01-24/A-00006
Report Date: February 12, 2024
Hearing Date: February 20, 2024
Planner: Stephan Kukkonen
Official Plan Designation: Rural Transect, Village, Village Residential
Zoning: V1H

DEPARTMENT COMMENTS

The Planning, Real Estate and Economic Development Department **has some concerns with** the application.

DISCUSSION AND RATIONALE

Staff have reviewed the subject minor variance application against the “four tests” as outlined in Section 45 (1) of the *Planning Act*, R.S.O. 1990 c. P.13, as amended. Staff are satisfied that the requested minor variances meet the “four tests”.

The application requests authorization from the Committee for minor variances from the Zoning By-law to permit the following:

- An increased cumulative floor area for accessory structures of 100.34 square metres, whereas the By-law permits a maximum cumulative floor area for accessory structures of 55 square metres.
- An increased building height for an accessory structure of 4.918 metres, whereas the By-law permits a maximum building height for an accessory structure of 4.5 metres

The subject property is a part of the Village of Constance Bay, is approximately 0.4 hectares and contains an existing dwelling. The property fronts onto Fireside Drive and backs onto a very large parcel (approximately 50 hectares) designated as Greenspace under the Official Plan. Although there is some concern that the size of the proposed garage is a relatively substantial increase in building footprint for accessory structures, the context of the property and its surroundings appear to make it slightly more

appropriate. The proposed location for the garage towards the rear of the site and the well-treed nature of the lot will help minimize any potential impact of resulting from its size.

The lot is zoned as V1H, which permits a total lot coverage of 20 percent. In this case, the house and the proposed garage will achieve a total lot coverage of approximately 11 percent, substantially less than the 20 percent permitted by the by-law for this zone. Further, the lot itself appears to be large enough to maintain the 800 square metres of undeveloped land as required by Section 4.7.2 policy 9) of the Official Plan. It is also understood that larger garages may be more appropriate in our more rural communities. Residents in these areas are afforded greater opportunities to use and own recreational or utility vehicles as a part of a rural lifestyle. This requires additional storage space when these vehicles are not in use. Although the requested variance appears to be a large deviation from the Zoning By-law for accessory structures, Planning Staff are satisfied that it does consider the intent of the Zoning By-law and the Official Plan with respect to the overall development of the lot, and that the any effects resulting from the application should be considered as minor.

ADDITIONAL COMMENTS

Right of Way Management

The Right-of-Way Management Department has **no concerns** with the proposed minor variance application as there are no requested changes to private approaches. However, the Owner shall be made aware that a private approach permit is required to construct any newly created driveway/approach, or, to remove an existing private approach.



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Planning, Real Estate and Economic
Development Department



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