

2024-02-15



Minor Variance
COMMENTS TO THE COMMITTEE OF ADJUSTMENT
Panel 2

Site Address: 65 Arco Way	
Legal Description: Part 1, Lot 96 Registered Plan 340423; City of Ottawa	
File No.: D08-02-24/A-00009	
Date: February 15 th , 2024	Hearing Date: February 20 th , 2024
Planner: Shahira Jalal	
Official Plan Designation: Outer Urban Transect, Neighbourhood District	
Zoning: R1E[629]	

DEPARTMENT COMMENTS

The Planning, Real Estate and Economic Development Department **requests an adjournment** of the application.

DISCUSSION AND RATIONALE

During review of the application, staff identified an additional variance. Per Section 133 (9)(c)(ii) of the Zoning By-law, the minimum required interior side yard setback is 4m, as the interior side lot line abuts a residential zone. However, staff note that if the windows on the wall facing the interior side lot line are removed, the coach house may retain the 1m setback, as outlined in Section 133(9)(c)(i).

Staff also note the subject lot is connected to municipal water supply. Exception 629 of the Zoning By-law indicates where a lot is piped to a municipal water supply, the maximum lot coverage is 25%, not 15% as indicated on the accompanied Planning Rationale. Staff also request that, for the next submission, the applicant includes the footprints in square metres for the dwelling, garage and coach house. These three buildings should be included in the calculation for lot coverage.

Given that a new variance and clarification has been identified, Staff requests an adjournment of the application to allow sufficient time to recirculate.



ADDITIONAL COMMENTS

Environmental Planning

The property is in proximity to the Natural Heritage System overlay and EP-zoned lands to the south. Environmental Planning staff have reviewed the application in accordance with the Environmental Impact Assessment (EIS) Guidelines and have waived the requirement for an Environmental Impact Statement.

Environmental Planning staff have noted that the site is already developed as residential. The risk of negative environmental impacts occurring as a result of the proposed project is “extremely low to non-existent, such that the completion of the Minor EIS Form would not afford any useful benefit to the environment, the applicant or the City”. According to the EIS Guidelines, waiving an EIS is justified for “minor developments where...the features are located adjacent to, not on the subject property”.

Right-of-Way

The Right-of-Way Management Department has **no concerns** with the proposed application as there are no requested changes to private approaches or work in the ROW.

Forestry

There are no tree-related concerns with the proposed setback reduction as there are no existing protected trees in the rear yard, as per Section Part VI of By-law No.2020-340.

Shahira Jalal
Planner I, Development Review, West

Kimberley Baldwin, MCIP RPP
Planner III, Development Review, West