

DECISION
MINOR VARIANCE / PERMISSION

Date of Decision:	March 28, 2024
Panel:	2 - Suburban
File No.:	D08-02-24/A-00022
Application:	Minor Variance under section 45 of the <i>Planning Act</i>
Owners/Applicants:	Jack and Laurel York
Property Address:	533 Rowanwood Avenue
Ward:	7 - Bay
Legal Description:	Part of Lot 3 and all of Lot 4, Registered Plan 317
Zoning:	R1O
Zoning By-law:	2008-250
Hearing Date:	March 19, 2024, in person and by videoconference

APPLICANTS' PROPOSAL AND PURPOSE OF THE APPLICATION

- [1] The Owners want to construct a detached dwelling with a front-facing attached garage, as shown on plans filed with the Committee. The existing dwelling will be demolished.

REQUESTED VARIANCE

- [2] The Owners require the Committee's authorization for a minor variance from the Zoning By-law as follows to permit a front-facing attached garage, whereas the By-law states that a front-facing attached garage is not permitted as a result of the Streetscape Character Analysis.

PUBLIC HEARING

- [3] At the scheduled hearing on March 5, 2024, the Committee adjourned the proceeding to allow time for the Applicants to discuss the application with the City's Planning Forester. With the concurrence of all parties the hearing was adjourned to March 19, 2024.

Oral Submissions Summary

- [4] Christine McCuaig, agent for the Applicants, and City Planner Shahira Jalal were present.

- [5] There were no objections to granting this unopposed application as part of the Panel's fast-track consent agenda.

DECISION AND REASONS OF THE COMMITTEE: APPLICATION 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.
- [7] Evidence considered by the Committee included any 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, tree information Report, photo of the posted sign, and a sign posting declaration.
 - City Planning Report received March 14, 2024, with no concerns; received February 29, 2024, requesting adjournment.
 - Rideau Valley Conservation Authority email received March 1, 2024, with no objections.
 - Hydro Ottawa email received February 27, 2024, with no comments.
 - Ministry of Transportation email received March 1, 2024, with no comments.
 - T. and C. Welsh, residents, email received March 4, 2024, 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 requested minor variance [is] consistent with the intent of R1O zone, which are, amongst others, to regulate development for compatibility with existing land use patterns." The report also highlights that "nearby properties such as 530 Rowanwood Avenue, and 540 Rowanwood Avenue (which is also zoned R1O) have front facing garages as well"

and that “a front-facing attached garage is compatible with the surrounding context.”

- [11] The Committee also notes that no evidence was presented that the variance would result in any unacceptable adverse impact on neighbouring properties.
- [12] Considering the circumstances, the Committee finds that, because the proposal fits well in the area, 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 neighborhood.
- [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 they 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 plans filed, Committee of Adjustment date stamped February 13, 2024, as they relate to the requested variance.

“Fabian Poulin”
FABIAN POULIN
VICE-CHAIR

“Jay Baltz”
JAY BALTZ
MEMBER

“George Barrett”
GEORGE BARRETT
MEMBER

“Heather MacLean”
HEATHER MACLEAN
MEMBER

“Julianne Wright”
JULIANNE WRIGHT
MEMBER

I certify this is a true copy of the Decision of the Committee of Adjustment of the City of Ottawa, dated **March 28, 2024**.



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 **April 18, 2024**, delivered by email at cofa@ottawa.ca and/or by mail or courier to the following address:

Secretary-Treasurer, Committee of Adjustment,
101 CentrepoinTE Drive, 4th 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.

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.

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