

2023-10-26



**MINOR VARIANCE APPLICATION  
COMMENTS TO THE COMMITTEE OF ADJUSTMENT  
PANEL 2**

**PLANNING, REAL ESTATE AND ECONOMIC DEVELOPMENT DEPARTMENT**

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Site Address: 1549 Skeena Avenue  
Legal Description: Part of Lot 24, Registered Plan 455, Geographic Township of Nepean  
File No.: D08-02-23/A-00222  
Report Date: October 26, 2023  
Hearing Date: October 31, 2023  
Planner: Siobhan Kelly  
Official Plan Designation: Outer Urban Transect, Neighbourhood  
Zoning: Residential First Density Subzone GG (R1GG)

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**DEPARTMENT COMMENTS**

The Planning, Real Estate and Economic Development Department **has no concerns with** the application.

**DISCUSSION AND RATIONALE**

The Official Plan designates the subject property Neighbourhood in the Outer Urban Transect. In this designation, the Official Plan provides direction that development will feature a mix of urban and suburban built form characteristics, including formal soft landscaping. The property is also designated Neighbourhood Low-Rise in the Carleton Heights Secondary Plan. As proposed, the minor variance for an increased projection into the rear yard will facilitate the construction of a roof structure covering an existing concrete patio. Staff are satisfied that the minor variance maintains the general intent and purpose of the Official Plan as the development will reflect a suburban built form compatible with low-rise residential development in the area.

The Zoning By-law limits the extent a covered porch or deck can project into a yard to 2.0 metres and no closer than 1 metre from any lot line. Staff note that there is no limit for an uncovered porch or deck. The intent of limiting how much a covered porch or deck can project into a yard is to limit additional massing. Since they project from a building, a covered porch or deck may read as an addition, reducing the rear yard area.

As proposed, the roof structure will project 7.26 metres into the rear yard, covering an existing patio. Despite the increase, the variance maintains the intent of the Zoning By-law as the structure will consist of corrugated roofing panels and treated beams, distinguishing it from the principal dwelling. Staff are satisfied that the variance is minor as the addition of a roof over an existing patio will not result in undue impacts. The property features adequate soft landscaping in the rear yard, which equates to approximately 33% of the lot area.

Staff are satisfied that the proposed minor variance meets the four tests outlined in Section 45(1) of the *Planning Act*, R.S.O, 1990, c.P.13, as amended.

## **ADDITIONAL COMMENTS**

### **Planning Forestry**

If equipment access or material storage is planned within the critical root zone of any trees on site, the owners should install tree protection fencing. The City of Ottawa's Tree Protection Specifications are available at the following link:

[https://documents.ottawa.ca/sites/documents/files/tree\\_protection\\_specification\\_en.pdf](https://documents.ottawa.ca/sites/documents/files/tree_protection_specification_en.pdf)



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