

## 248 Old Quarry – Variance Application Cover Letter

June 2, 2023

Committee of Adjustment,  
101 Centrepointe Drive, 4<sup>th</sup> Floor  
Ottawa, ON K2G 5K7

Attention Secretary-Treasurer

**Re: 248 Old Quarry Road, Woodlawn ON**  
**Building Application No: A22-003828**  
**Variance Application No: D08-02-22/A-00308**

**Committee of Adjustment**

Received | Reçu le

2023-06-07

City of Ottawa | Ville d'Ottawa  
**Comité de dérogation**

Dear Secretary Treasurer:

This is a request for re-circulation of variance application D08-02-22/A-00308 regarding the construction of a new single-family home on a vacant lot located at 248, Old Quarry Rd, Woodlawn ON. Drainage, septic and house plans have been revised from the previous application to achieve the MVCA's recommended setbacks noted during the initial submission. Additional documentation has been provided including a slope stability report and an environmental impact assessment.

The two variances required pertain to setbacks and this section of the zoning By-law:

**1. Section 69 of Zoning By-law 2008-250 states in part:**

Except for flood or erosion control works, or a public bridge or a marine facility, no building or structure, including any part of a sewage system, which does not require plan of subdivision, or site plan control approval, shall be located closer than:

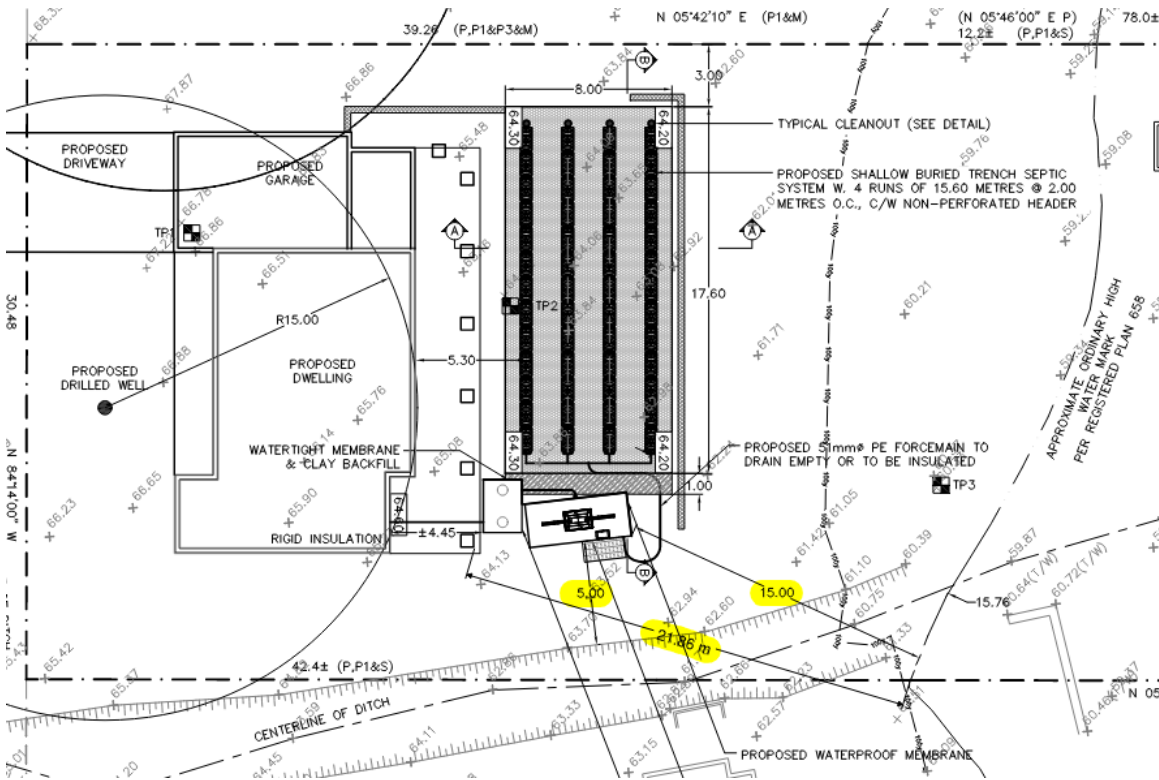
- (a) **30 m** to the normal high-water mark of any watercourse or water body, or
- (b) **15 m** to the top of the bank of any watercourse or water body, whichever is the greater.

**Variance 1 – Setback from the Ottawa River**

The above-mentioned section requires any new buildings, structures, or septic systems to be located a minimum setback distance of 30 meters from the normal high-water mark of the Ottawa River. The edge of the septic bed is 15 meters from the high-water mark while the home is 22 meters.

- Is the variance minor? The design maintains existing grades around the high water mark and 100yr flood plain. Though the setback distances are not met, there is over a 4-meter elevation change from the high-water mark to the top of the septic. Setbacks from the water were maximized keeping the proposed dwelling close to the road. Construction activities will take place above the hundred-year flood plain. Vegetation past this point, which includes large mature trees, will remain completely untouched eliminating the need for renaturalisation.

- Is the variance desirable for the appropriate development or use of the property? Due to the depth of the lot, this variance is required to construct the proposed home and the designed septic system.
- Is the general intent and purpose of the Zoning By-law is maintained? Setbacks were maximized where possible and existing grades were left untouched to minimize the impact of the home on the existing shoreline.
- Is the general intent and purpose of the Official Plan is maintained? The street of Old Quarry is currently fully developed along the water with permanent homes and cottages. If approved, this will be a permanent family residence as well.

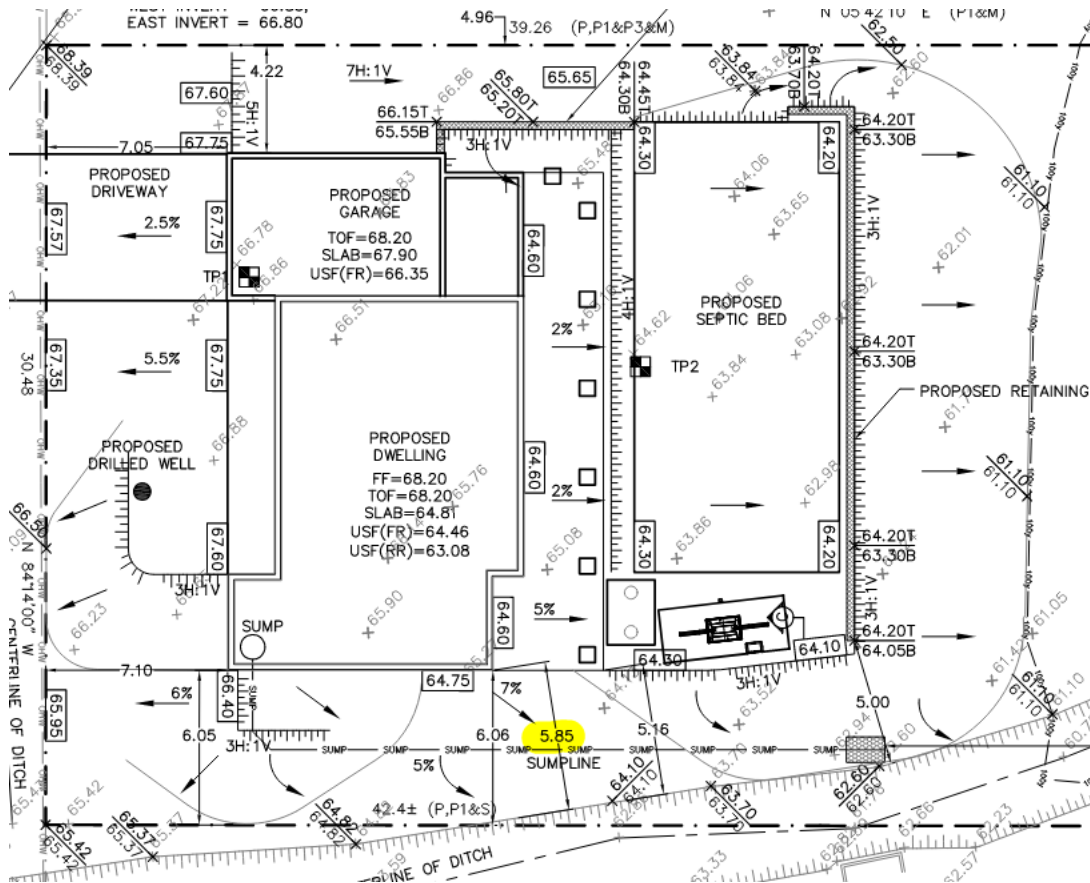


### Variance 2 – Setback from Top of Bank to Adjacent Watercourse

The above-mentioned section requires any new buildings, structures, or septic systems to be located a minimum setback distance of 15 meters from the top bank any watercourse. A drainage ditch between 248 Old Quarry and the adjacent property is considered a watercourse. The ditch edge of the bank is 5.85 meters from the foundation wall and varies down to 5.16 meters to the edge of the deck. The distance to the closest septic component is 5 meters. During the previous submission, the MVCA provided a recommendation of a 5m minimum setback from the ditch top of bank. House and septic plans have been updated to adhere to this recommendation.

- Is the variance minor? The design ensures dimensions and grades of the ditch will not be altered in any way so as not to affect flows. An outlet was created for the sump pump pipe using clear stone and filter cloth to avoid erosion. Two large mature trees along the ditch will remain. Additional trees will be planted along the perimeter of property for privacy/aesthetics ensuring the renaturalisation of the bank. Exact locations and species of trees to be determined at a later date.

- Is the variance desirable for the appropriate development or use of the property? Due to the width of the lot, this variance is required to construct the proposed home and the designed septic system.
- Is the general intent and purpose of the Zoning By-law maintained? The design ensures flows are not hindered in anyway and the integrity of the water course is maintained. Setbacks have been increased to help mitigate any potential impacts on future development from both potential flooding and erosion hazards.
- Is the general intent and purpose of the Official Plan maintained? The street of Old Quarry is currently fully developed along the water with permanent homes and cottages. If approved this will be a permanent family residence as well.



Please consider our proposal and feel free to contact me if there are any questions.

Sincerely,

Jacob Eades  
613-601-6811