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Committee of Adjustment
Application for Minor Variance
City of Ottawa
101 Centerpointe Drive
Ottawa, ON K2G 5K7

May 21st, 2024

Committee of Adjustment
Received | Reçu le

2024-05-23

City of Ottawa | Ville d'Ottawa
Comité de dérogation

Dear Committee Member,

Reference: Application for Minor Variance 141 Rothesay Dr, Ottawa, ON K2L 1P2

This is an application filed by the owners, Matthew and Jennifer Polson, for the property municipally known as 141 Rothesay Dr (the "Subject Property"). The application is being made for an addition to an existing detached dwelling. The addition will create an entrance lobby area (mud room) at the front of the house. This letter describes the existing conditions of the site, the proposed development, and the rationale in support of the application.

Existing Conditions

The subject property is located in the Kanata South ward of the City of Ottawa on the north side of Rothesay Drive. The subject property is in a block bounded by Ballantrae Way Avenue to the east, and Glamorgan Drive to the south. The subject property has a total lot area of 510.88 m², a frontage of 16.76m along Rothesay Drive, and a property depth of 30.48m. It is designated as General Urban Area on Schedule B of the City of Ottawa Official Plan and is zoned R2C (Residential Second Density Zone) in the City of Ottawa Comprehensive Zoning By-law No. 2008-250.

An addition is proposed to the front wall of the existing detached dwelling. The addition will replace the porch which is currently attached to the front of the home.

Minor Variance Application

This Minor Variance application is being filed to facilitate an addition to an existing detached dwelling at 141 Rothesay Drive which will have a setback of 3.51 meters (where by-law requires a minimum front yard setback of 4.5 meters). The proposed addition will create a three-meter-wide main entrance lobby. Listed below, we demonstrate that this minor variance meets the four tests under Section 45(1) of the Planning Act.

As part of the application, an analysis of the four tests of Minor Variance was conducted.

1.The Variance is Minor:

The requested variance is considered minor as the setback will be 0.99m less than Bylaw requires (see above). The proposed addition will not substantially deviate from Zoning by-laws in regard to front yard setbacks in suburban areas.

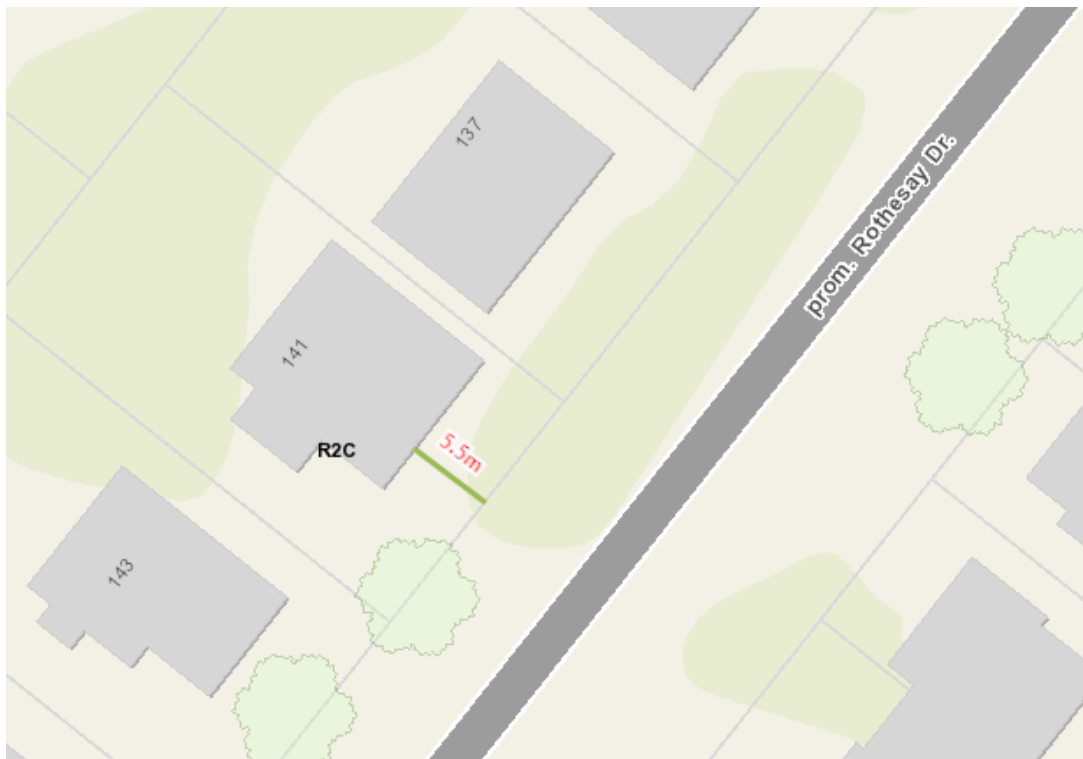
This addition will be on helical piles rather than a typical poured concrete foundation. Therefore, there will be less disruption to the front yard.

2.The General intent and purpose of the Zoning Bylaw is maintained:

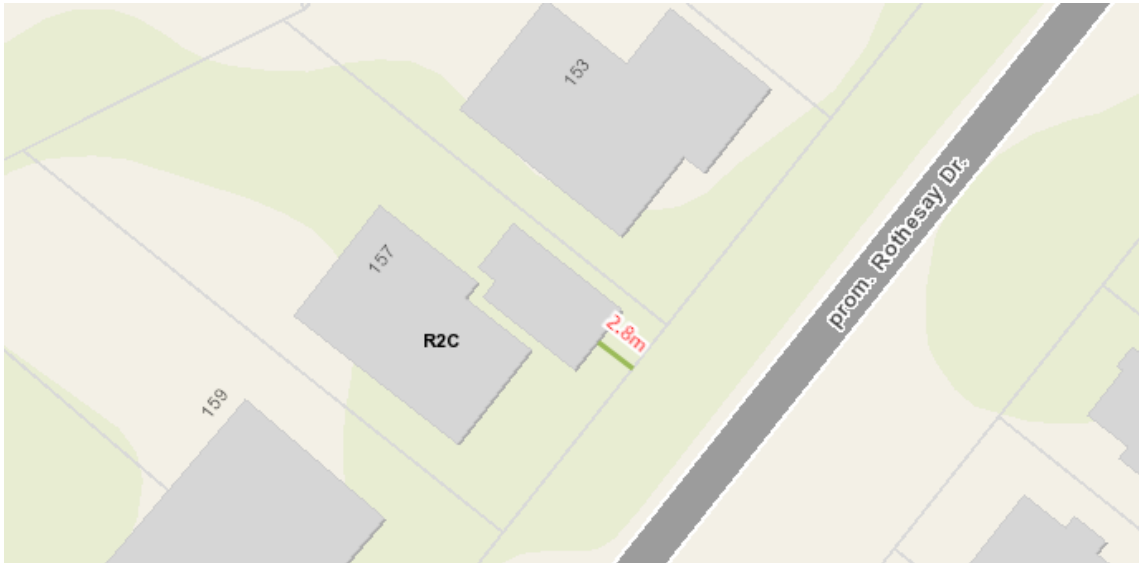
The purpose of minimum front yard setbacks in section 156 of the Zoning By-law is to ensure the adequate provision of soft landscaping, provide adequate space for the planting of trees, and to ensure a suburban pattern of built form.

The proposed project will not result in any damage or interference with the City of Ottawa trees on the property, as was determined by the Planning Forester. The nearest tree to the proposed addition is not a municipal tree (see attached TIR).

Shown in the arial figures below, neighboring site 157 Rothesay has a setback of 2.8m, our request is for a setback of 3.51m. This demonstrates that the variance keeps with the character of the neighborhood.



Subject property: Current setback of approximately 5.5m (requested 3.51m setback for addition)



Neighboring property 157 Rothesay Dr. approximately 2.8m setback

3.The variance is desirable for the appropriate development or use of the property:

The proposed variance is essential for the appropriate development or use of the property, as it will enable the owners to make necessary alterations that will enhance the functionality and usability of the property.

The requested variance will facilitate the addition of a front entrance lobby to the existing detached dwelling, spanning only 32% of the width of the front wall. Currently there is no interior front entrance or closet area. The proposed addition will provide a space to have a functional entrance including closet and mudroom. This will improve the functionality and aesthetic of the subject property.

4.The general intent and purpose of the Official Plan is maintained:

The proposed variance is in line with the general intent and purpose of the Official Plan, as it will not impede the planned development or growth of the area. The addition does very minimal interference with soft landscaping on the property, and no interference with the public sidewalk. The variance is consistent with the objectives and policies of the Official Plan, and it does not conflict with any long-term plans for the area. City councilor Allan Hubley was contacted regarding this proposed project, no objections were made.

Conclusions:

The requested variance for 141 Rothesay maintains the general intent and purpose of the City of Ottawa Official Plan (2021) and the City of Ottawa Zoning By-law 2008-250. Furthermore, the requested variance is considered desirable for the use of the land and is minor in nature. All four tests under section 45(1) of the Planning Act have been met. In support of the application for minor variance, please find enclosed:

- A completed Application Form (1 copy)
- Cover Letter (1 copy)
- A Tree Information Report (TIR 1 copy)
- An up-to-date Survey Plan (1 full sized copy and 1 reduced copy)
- Site Plan (1 full-sized copy and 1 letter sized copy)
- Elevation drawings (1 full-sized copy and 1 letter sized copy)
- A cheque in the amount of \$3196 for Minor Variance Application Fee

Thank you for your consideration,

Matthew and Jennifer Polson

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141 Rothesay Dr Ottawa, ON K2L 1P2