

2023-08-03

City of Ottawa | Ville d'Ottawa
Comité de dérogation



Lascelles File No.: 220525

July 7, 2023

City of Ottawa, Committee of Adjustment

101 Centerpointe Drive, Fourth Floor
Nepean, Ontario
K2G 5K7

Attn: City of Ottawa, Committee of Adjustment

Subject: Application for Minor Variance
Mrs. Mireille Longpre & Mr. Denis St-Louis (Owners)
5707 Rockdale Road
Vars, Ontario
K0A 3H0

Dear Committee of Adjustment,

Lascelles Engineering and Associates Ltd. have been retained by Mrs. Mireille Longpre and Mr. Denis St-Louis to prepare a Minor Variance Application pertaining to City of Ottawa building permit application No. **A22-007977** for the construction of a new addition to an existing dwelling.

The subject site is located at 5707 Rockdale Road, Vars, Ontario. It is legally described as Part of Lot 25, Concession 6, Township of Cumberland, Regional Municipality of Ottawa Carleton. It contains an existing single-family dwelling with an inground pool and two small sheds in the back. The site has municipal water services and a private septic system. Stormwater is managed by municipal roadside ditches. The site is Registered as Plan 50R-4999 Part 3 and is approximately 30.48m wide by 45.70m deep ($\pm 1392\text{m}^2$). The Official zoning designation is "VM - Village Mixed-use Zone".

The objective of this Minor Variance Application is to obtain approval from the Committee of Adjustment to increase the maximum front yard setback outlined in section 229(2)-table 229(c)(ii) of the City of Ottawa Zoning By-law 2008-250 Consolidation from 3.0m to 12.0m. Additionally, we require approval from the committee to decrease the minimum building height outlined in section 229(2)-table 229(g)(i)] from 6.7m to 5m.

It is standard procedure that the following 4 criteria outlined by the committee must be met to obtain approval. These are often referred as the "four tests".

1. The variance is minor:

The increased front yard setback from 3.0m to 12.0m and the decreased building height of 6.7m to 5.0m are minor changes since they will be unnoticeable when compared to the existing conditions of the neighbouring dwellings within the same residential area. The proposed addition will be homogenous with the existing dwelling on the subject site and those along Rockdale Road. Therefore, the

proposed addition will have no noticeable impact on their existing functionality or aesthetic of this residential area.

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

The proposed construction is in effect just an extension of the existing dwelling. All existing dwellings located within the VM zone along Rockdale Road, this includes Mrs. Longpre's, have a front yard setback greater than 3.0m. Also, most existing dwellings, if not all, appear to have a building height lower than the minimum allowable 6.7m. Extending the existing dwelling north as shown in the proposed construction site plan would greatly help with maintaining a desirable aesthetic for the property and the rest of the community.

3. The general intent and purpose of the Zoning By-law is maintained:

The purpose of the VM – Village Mixed-Use Zone is to, (1) permit a wide variety of commercial, leisure, institutional and residential uses in areas designated as Village in the Official Plan, (2) reinforce the historical character of the Village core areas and mainstreets by promoting small-scale, street-oriented building form, (3) recognize the function of Business Improvement Areas as primary business or shopping areas; and (4) regulate development in a manner that adopts existing land use patterns so that the unique village character is maintained.

It is our professional opinion that the proposed addition maintains the general intent and purpose of the Zoning By-law mentioned above since the unique village character will be maintained.

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

The vision for the village of Vars is for it to be a vibrant, active, rural, and sustainable community that is bilingual and welcoming to all. As a community, Vars seeks to provide a supportive social structure for all in the community, encourage residents to reduce their environmental impact, be a “live, work, and play” community, and preserve the best parts of the community for future generations. The village will maintain its rural character, its surroundings, and protect its natural beauty, while working to make the community more sustainable and self-reliant. Vars will ensure that the community is welcoming and supports all who live here.

Goal 3: Encourage a variety of housing options for families and older adults of all income levels Objective 3.1: Ensure that residential growth is consistent with existing housing size, form and density.

It is our professional opinion that the proposed addition maintains the general intent and purpose of the Official Plan for the Village of Vars. Notably, the proposed addition (residential growth) is consistent with existing housing size, form and density.

CLOSING STATEMENT

Trusting that this detailed cover letter meets your satisfaction, please do not hesitate to contact the undersigned should you have any questions or comments.

**Best Regards,
Lascelles Engineering and Associates Ltd.**

Sebastien Elie
Sebastien Elie, Senior Technician

Attach: Legal Plan 50R-4977
House Plan
Site Plan
Grading Plan
Minor Variance Application

c/c: Mrs. Mireille Longpre & Mr. Denis St-Louis, Owners