

2024-08-28

City of Ottawa | Ville d'Ottawa
Comité de dérogation



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

PLANNING, DEVELOPMENT AND BUILDING SERVICES DEPARTMENT

Site Address: 2181 Quinn
Legal Description: Lot 18, Registered Plan 712
File No.: D08-02-24/A-00185
Report Date: August 28, 2024
Hearing Date: September 3, 2024
Planner: Elizabeth King
Official Plan Designation: Outer Urban Transect, Neighbourhood
Zoning: R1K

DEPARTMENT COMMENTS

The Planning, Development and Building Services Department **has some concerns with** the application.

REQUESTED VARIANCE:

Staff note the following change is required on the public notice for the above noted file:

- a) To permit a reduced total interior side yard setback of 2.82 metres, with the north side being 2.2 metres and the south side being 0.6 metres whereas the By-law requires a minimum total side yard setback of **3.6 metres** ~~3.5 metres~~, with one yard no less than 1.2 metres.
- b) ~~To permit a reduced interior (south) side yard setback of 0.6 metres, whereas the by-law requires a minimum side yard setback of 1.2 metres.~~

DISCUSSION AND RATIONALE

Staff have reviewed the subject minor variance application against the “four tests” as outlined in Section 45 (1) of the *Planning Act*, R.S.O. 1990 c. P.13, as amended. Staff are satisfied that the requested minor variance(s) meet(s) the “four tests”.

2181 Quinn is zoned Residential First Density Subzone K, the intent of this zone regulate development in a manner that is compatible with existing land use patterns so residential character of detached dwellings are maintained. The proposed addition will be setback 0.6 metres from the south property line and the existing setback to the north of 2.2

metres will remain, for a total interior side yard of 2.82 metres, whereas Section 156 of Zoning By-law requires a total interior yard of 3.6 metres, no yard less than 1.2 metres. This is a reduction of 0.78 metres of the total interior yard and 0.6 metres of one yard, which are considered minor. The proposed addition to allow a double garage is minor change to overall built form of the house and the addition does not extend above the attached garage structure.

Staff have **some concerns** the proposed setback 0.6 metres on one side because access to the rear yard is not entirely possible from the northern interior side yard (setback of 2.2 metres) due to the placement of an air conditioner and a deck 0.8 metres above grade, which will restrict rear yard access from the front yard. The applicant should consider providing access from the proposed addition to the rear yard.

ADDITIONAL COMMENTS

Infrastructure Engineering

- The Planning, Development and Building Services Department will do a complete review of grading and servicing during the building permit process.
- At the time of building permit application, a grading/servicing plan prepared by a Professional Engineer, Ontario Land surveyor or a Certified Engineering Technologist may be required.
- The surface storm water runoff including the roof water must be self contained and directed to the City Right-of-Way, not onto abutting private properties as approved by **Planning, Development and Building Services Department**.
- A private approach permit is required for any access off of the City street.
- Existing grading and drainage patterns must not be altered.
- Encroachment on or alteration to any easement is not permitted without authorization from easement owner(s).

Planning Forestry

No significant impacts are expected to the distinctive trees on site due to the proposed addition & minor variance. Tree protection measures must be implemented in accordance with the TIR & [Tree Protection Specification](#).

Right of Way Management

No proposed changes to the ROW. However, the Owner shall be made aware that private approach permits are required to construct or modify any newly created driveway/approaches in the Right-of-way. Please contact the ROW Department for any additional information at rowadmin@ottawa.ca and visit the City webpage [Driveways | City of Ottawa](#) to submit a Private Approach application.

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