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Committee of Adjustment
Received | Reçu le

2024-09-13

City of Ottawa | Ville d'Ottawa
Comité de dérogation

September 12, 2024

Committee of Adjustment
101 Centrepointe Drive, 4th Floor
Ottawa, ON K2G 5K7

Dear Committee of Adjustment:

Subject: Application for Minor Variance – setback from the Rideau River – 5633 South Island Park Drive

Please find attached our application for a minor variance of Zoning By-law 2008-250, Section 69 Setback from Watercourses and Waterbodies to permit the conversion of an existing patio under the existing roof structure to a new family room.

The subject property is on South Island Park Drive (formerly known as Island Park Dr, Manotick) and backs directly onto the Rideau River in Ward 21. The existing structure was built in 1969 on a lot that is 33.833 m (111 ft) wide and with a depth of 40.980 m (134'-5") / 45.263 m (148'-6") on the north and south sides respectively.

At the shortest distance, the proposed new addition is 21.700 m from the normal highwater mark of the Rideau River. Section 69 of the City of Ottawa Zoning By-law 2008-250 states that the distance shall not be closer than 30 m. The new addition complies with all other zoning regulations.

We consulted with the Rideau Valley Conservation Authority and the City of Ottawa Planning staff for their views on the proposed addition.

Emma Bennett of the RVCA confirmed that the “dwelling falls outside of the RVCA’s regulated area (represented by the black/green dashed line in the attached mapping). Therefore, RVCA approval under O.Reg 41/24 is not required.” She further stated that “given that the proposed enclosure does not encroach further into the setback than the existing dwelling (according to the site plan provided), I don’t see concerns from the RVCA’s perspective regarding the proposal.”

Planner, Lucas Teefh, of the City of Ottawa indicated that “Planning staff would likely echo the RVCA’s comments regarding the supportability of this proposal. Given the addition will not be encroaching closer to the river and is outside of the floodplain, staff would not have any serious concerns with this.”

The proposed new family room sits behind the existing attached garage. It will have a new interior entrance from the adjacent Living room, one patio door and one window facing east (the river) and one transom window on the north side. As noted, the family room will replace the existing patio under the current roofing structure and utilize the concrete footings and pillars. There will be no basement, and the height of the new room will be nine feet.

South Island Park Drive is zoned Village First Density, subzone P. It is in an enclave of similar sized lots with private wells and septic systems. Houses on the street typically range in size from 160 to 325 square meters. Our house will be just over 201 square meters with the new family room and will not protrude outside the existing roof structure.

In evaluating the application using the "Four Tests" of Section 45(1) of the Planning Act, R.S.O. 1990, c.P.13, for the reasons given above, we believe the conversion of the existing covered patio to a family room is in keeping with the development of the land, maintains the general intent and purpose of the Zoning By-law and Official Plan and is minor in nature.

Thank you for your consideration.

Pam Coburn

Andre Gagnon

Attachments:

Minor Variance Application Form

Site Plan and Drawings

RVCA Site Mapping

Application Fee