



724 DESIGN

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MUNICIPALITY

CITY OF OTTAWA
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ATTN:

COMMITTEE OF ADJUSTMENTS

REGARDING:

CONSENT APPLICATION

SITE:

55 NORWAY SPRUCE ST
STITTSVILLE, ON K2S 1P8

COVER LETTER

FILE NUMBER # BEC002

DATE: 12/30/2024

To Whom It May Concern:

Please accept our documentation for a combined consent and minor variance application, along with a secondary minor variance application for the property located at 55 Norway Spruce St. in Stittsville, ON.

In addition to this cover letter, please find the following documents attached:

- 1 copy of a Consent Application
- 1 copy of a Minor Variance application
- 1 copy of a Secondary Minor Variance Application
- 1 copy of the tree information report.
- 1 full-size copy of the survey plan and 1 reduced copy.
- 1 full-size copy of the site plan and 1 reduced copy.
- 1 full size copy of a draft reference plan and 1 reduced copy.
- 1 copy of the Parcel Abstract
- 1 copy of the Surveyor' s report.
- Letter from a solicitor.

Please let us know if you require any additional information.

Thank you,

Amanda Sanford

BCIN Designer





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PROJECT SUMMARY

Currently, there is a single-family dwelling under construction at the property known as 55 Norway Spruce St. located in Stittsville, ON. The proposed planning application to sever a development lot. In order to obtain consent to sever a lot, two minor variance applications are required for lot width.

As per 2008-250, Table 156(A), the minimum lot width requirements for lots within the R1D zone is 20m. However, the two lots that are created by the proposed severance are 14.47m and 14.48m, and as such, two minor variance applications have been submitted in addition to the consent application.

GROWTH OPPORTUNITIES

The proposed lot that will be created by the consent application represents an ideal opportunity for growth and intensification within the Suburban West Transect, where population growth is anticipated in alignment with growth management framework in the City of Ottawa Official plan. Through municipal evolution, the suburban neighbourhood of Stittsville provides for adequate community services to support population growth targets outlined in the Official Plan.

Proposed Severed Land





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This application meets the Four tests of a Minor Variance in the following ways:

1. This application is minor in nature.
 - *Consideration of a minor variance to permit a reduction in lot width from 20m and to 14.47m and 14.48m is considered minor in nature given that all other requirements of zoning by-law 2008-250 Table 156(A) can be met. In particular where lot area is concerned, the proposed lot area of 897.7m² and 898.5m² exceeds the required area of 600m² and therefore can sustain the needs required for low density, single-family development within the Suburban Transect.*
2. This application is desirable for the appropriate development or use of the land.
 - *By permitting a consent application in conjunction with two minor variance applications is desirable for the use of the land, given that there is an abundance of lot area which can accommodate the use of a detached dwelling unit which is permitted within the R1D zone. The additional lot created contributes to the supply of land which is adequately serviced and is sufficient land to support growth and development to happen within urban built-up area to meet the projected requirement for population, housing, employment and other purposes for a period of 25 years in accordance with the Provincial Policy Statement.*
3. This application keeps with the general intent and purpose of the Zoning by-law.
 - *The application consent application which proposes a new lot suitable for residential single-family dwelling is in keeping with the general intent and purpose of the zoning by-law given that a detached dwelling is the only residential use permitted within the R1 zone. Given that there is an excess of lot area, there is ample opportunity to comply with the 40% lot coverage requirement when designing single-family detached dwellings.*
4. This application keeps with the general intent and purpose of the Official Plan.
 - *The proposed consent application along with minor variance application is in keeping with the general intent and purpose of the Official Plan given that the new development lot provides for opportunity for intensification and growth as outlined in Section 3 of the Official Plan. This helps to prioritize residential growth within existing municipal infrastructure. Given the permitted use of detached dwellings, any proposed future development will be in keeping with the low-density built form of the Suburban transect as per Section 5 of the Official Plan.*