

Committee of Adjustment
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Revised | Modifié le : 2025-02-10
City of Ottawa | Ville d'Ottawa
Comité de dérogation

5395 Long Island Road
Ottawa, Ontario
K4M 1H1

February 9, 2025

To the Committee of Adjustments,

In reference to the above noted property, we would like to install a pre-built 10'x26' wooden boatshed 15.03m from the edge of the Rideau River. As this is within the 30m required setback, we are submitting a request for a variance.

In support of this variance, in December 2024, I submitted the following documents:

- The required variance request- Application Form. (see “minor_variance_en—ERMUTH”)— NOTE- this application form is being replaced with what is attached to this revised letter.
- The building permit that has been submitted to the City of Ottawa. Included in this package is the detailed elevation drawings for the boatshed. Also attached is an email from the Rideau Valley Conservation Authority and Lucas Teeft, both of whom are supportive of our application, acknowledging/conditional on our work to revitalize the natural shoreline. (See “Doc1 ... – Doc 5 ...).
- In lieu of the Tree Information report, an email from Nancy Young, Planning Forester, City of Ottawa, confirming no trees are covered under City By-Law. To note, no trees will be removed during the installation of the boatshed. (see “Gmail - RE_ 5395 Long Island Road- minor variance- trees”).
- Please refer to the Building permit package for the site plan and details of the boatshed.
- A copy of the grading and site overview from when we had our septic system installed in 2023 (see “grading plan with shed noted”). This includes the placement of the boatshed.

As requested, I am now providing the following additional content:

- Please find attached a revised minor variance application with requested additional information included (see “minor_variance_en-- ERMUTH feb 9”).
- Please see Appendix A for the setbacks from lot lines as required in section 4a) of the minor variance application form.
- Please also find attached a letter from my wife authorizing me to proceed with this application. (see “shannon authorization”)
- Please also find attached a revised site plan, where I confirm that the exact proposed setback from the normal high watermark is 15.03m. (see “5395 Long Island Rd - Distance Measurements (15m) with shed”)
- Please see Appendix B for the responses to the four tests under the planning act.

Please let me know if you require any further information.

Thank you in advance for your consideration,

A handwritten signature in blue ink, consisting of several overlapping loops and a long horizontal stroke at the bottom.

Roger Ermuth
613-668-3689
remuth@gmail.com

Appendix A- Setbacks from lot lines (ref section 4 of minor variance application)

House

Front (m)	Rear (m)	Side (m)	Side (m)	Height (m)	Floor area (m2)
95.7	16.5	2.6	15.7	5.7	268

Garage

Front (m)	Rear (m)	Side (m)	Side (m)	Height (m)	Floor area (m2)
81.9	44.1	3.9	14.3	3.3	107.0

Appendix B- 4 Tests Under the Planning Act

1. Is the application minor in nature?

Yes, the application is for a minor variance. A 3m x 8.5m boatshed is being proposed. This will not alter the use of the land and represents a change to less than 1% of the total property. In addition, the request to have the boatshed closer to the water (for ease of storage of canoes and kayaks) is being done in conjunction with a shoreline renewal and naturalization plan that includes a permit from the Rideau Valley Conservation Authority, which includes the boatshed. In fact, if we moved the boatshed further back from the water, we would need to remove a mature stand of cedars. We have also been approved for a grant from the RVCA for our naturalization of the shoreline. Finally, as included in our building permit application (a copy of which was previously submitted with the variance request- see "Doc 4") we have already contacted City of Ottawa staff who have indicated that with our naturalization plan that staff would support the minimum setback being reduced to 15m.

2. Is it desirable for the appropriate development or use of the land, building or structure?

Yes, the boatshed will be desirable for the use of the land. Right now, our canoes and kayaks are being stored on a metal trailer where the shed will be placed. A boatshed will "clean up" the look of the property from the water. In addition, the boatshed will be constructed of wood (board and baton), consistent with the house that is on the property. The boat house will also be stained brown to blend in with the trees and shrubs that line the property. Finally, the extensive naturalization that accompanies the renewal of our shoreline will help with the health of the Rideau River.

3. Is it in keeping with the general intent and purpose of the Zoning By-law?

Yes, this variance keeps with the general intent and purpose of the By-law.

As per Section 69 of the City of Ottawa Zoning By-law 2008-250, the minimum setback from a waterway should be 30m from the normal highwater mark of any watercourse to provide a margin of safety from hazards associated with flooding and unstable slopes and to help protect the environmental quality of watercourses and waterbodies.

The proposed boatshed will meet the second setback under Section 69 (i.e. it will be located slightly over 15 m to the top of the bank of the watercourse). The shed will also be located adjacent to the existing house (which is 16.5m from the normal high watermark). What this demonstrates is that the slope of the property is stable and given the elevation of the bank, reasonably safe from flooding.

In addition, the renewal and naturalization of the shoreline project that will accompany the installation of this shed will improve the environmental quality of the watercourse. It has also been designed to further reduce the impact of erosion from boat traffic and will contribute to an improvement in the overall health of the waterway with the addition of more native vegetation and natural erosion reduction materials.

4. Is it in keeping with the general intent and purpose of the Official Plan?

Yes, this proposed variance keeps with the general intent and purpose of the Official Plan.

There will be no change to the use of the property as a result of this variance. The shed will occupy less than 1% of the total property and will be built to look consistent with the existing house and garage. A building permit application has been submitted (i.e. the shed will be build consistent with the building code) and an application with the RVCA has also been submitted (i.e. the boatshed will fit within the naturalization objectives of the RVCA).