



L A S C E L L E S

ENGINEERING AND ASSOCIATES LTD.

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Lascelles File No.: 220414

January 14, 2025

City of Ottawa, Committee of Adjustment
101 Centerpointe Drive, Fourth Floor
Nepean, Ontario
K2G 5K7

Committee of Adjustment
Received | Reçu le
Revised | Modifié le : 2025-01-15
City of Ottawa | Ville d'Ottawa
Comité de dérogation

Attn: City of Ottawa, Committee of Adjustment
Subject: Application for Minor Variance
Craig Matthew Engel & Kimberly Louise Engel (owners)
396 Shoreway DR,
Ottawa, Ontario
K4P 0G2

Dear Committee,

Lascelles Engineering and Associates Ltd. has been retained by Mr. Craig Matthew Engel and Ms. Kimberly Louise Engel to prepare a Minor Variance Application for the construction of a new dwelling.

The subject site is located at 226 Bayview Dr, Woodlawn, ON K0A 3M0 (Concession 5/Part Lot 15). The lot is currently vacant, as the former seasonal cottage was demolished in 2022/2023. Stormwater in the area is managed by municipal roadside ditches; however, there is no roadside ditch present in front of this lot. The site is registered as Plan 410, Part Lot 3 & 4, Roll: 0614.421.830.22600.0000, and measures 21.33 m in width by approximately 91 m in depth ($\pm 1945 \text{ m}^2$). The official zoning designation is "V1H[350r] – Village Residential First Density Zone, Subzone H."

The objective of this Minor Variance Application is to obtain committee approval to reduce, on both the north and south side, the 3.0 m minimum interior side yard setback outlined in Section 232, Table 232(h) of the City of Ottawa Zoning By-law 2008-250 Consolidation to 2.3 m.

As per standard procedure, the following four criteria (referred to as the "four tests") must be satisfied to receive approval:

1. The variance is minor:

The reduction of the interior side yard setback from 3.0 m to 2.3 m is a minor adjustment that will not be noticeable. The variance aims to provide adequate space to enable the construction of the proposed dwelling, leaving approximately 2.46 m of clearance on each side of the lot. A 2.3 m setback allows for a small margin of adjustment during construction. The proposed development will be

consistent with other existing dwellings along the street and will not negatively affect the current functionality of the residential area.

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

The variance will allow for the construction of a dwelling of comparable size to other existing homes in the neighborhood and beachside community. This will enhance the property value of the lot itself as well as neighboring properties. The proposed construction will also help maintain the aesthetic consistency of the property and the broader community.

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

The purpose of the V1 – Village Residential First Density Zone includes:

Permitting detached dwellings in areas designated as Village in the Official Plan and historically zoned for low-density use.

Allowing a limited range of compatible uses.

Regulating development to preserve existing land use patterns, thereby maintaining and enhancing the low-density, low-profile character of the neighborhood.

The proposed construction aligns with these goals and ensures the unique village character of the area will be preserved.

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

Constance Bay has experienced significant change, transitioning from a seasonal community to one of year-round residents. This evolution supports the development of Constance Bay into a "15-minute community," as described in the Official Plan.

The proposed construction aligns with the Official Plan's vision for the Village of Constance Bay and supports its ongoing transformation while maintaining the character of the area.

CLOSING STATEMENT

Trusting that this detailed cover letter meets your expectations, please feel free to contact the undersigned with any questions or comments.

Best Regards,
Lascelles Engineering and Associates Ltd.

Sebastien Elie

Sebastien Elie, Senior Technician

Please find enclosed the following supporting documents:

- AOV Survey
- House Plans
- Site Plan (220414-SP REV02)
- Minor Variance Application