

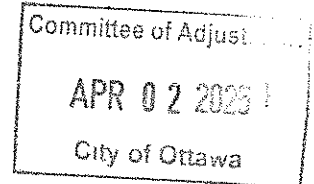
Rortar Land Development Consultants

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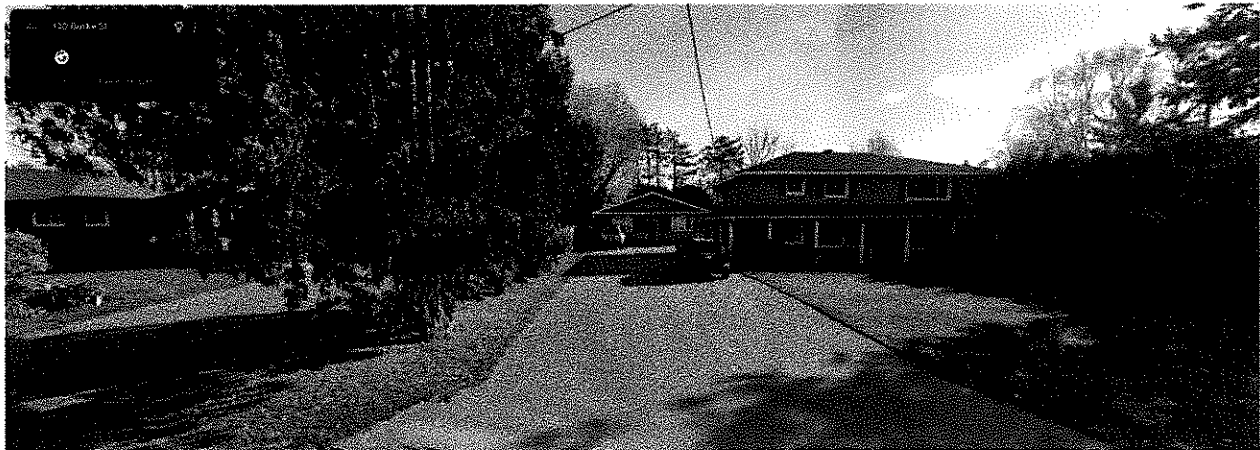
April 2, 2025

Secretary Treasurer,
Committee of Adjustment
City of Ottawa
101 Centrepoin Dr.
Ottawa, Ontario
K2G 5K7



Re: Application for Minor Variance – 130 Burke Street, Richmond

Rortar Land Development Consultants have been retained by the owner of the lands, acting as agent for C-Sack Holdings, to submit a Minor Variance application on their behalf to facilitate the conversion of an existing garage to a coach house. The purpose of the application is to assist the facilitation of the coach house conversion which requires a reduction of .26 Ha from the .4 Ha lot area requirement to permit a coach house in the rural area as per Section 133 (3)(d) in Zoning By-law 2008-250.



Site Context

The subject lands are located in the Village of Richmond just east of the intersection of Fortune Street and Burke St. Surrounding land uses include Village Residential to the east, west and south and institutional (St. Phillip Catholic Church) to the north.



Location Plan

LAND USE POLICY

City of Ottawa Official Plan

The subject lands are designated Village on Schedule B9 – Rural Transect in the Official Plan. Section 9.4 of the O.P. states that Villages play an important role to the vitality and identity of the rural area which range in land size and population. Some Villages enjoy municipal services water and/or wastewater, while others are serviced privately. Section 9.4 further states that the City will support the health and liveability of village communities with sustainable growth practices.

Section 3 of the City of Ottawa Official Plan sets out the guidelines in terms of the Growth Management Framework. The growth management framework is premised on the ability to provide sufficient development opportunities and appropriate range of choices, locating and designing growth to increase sustainable transportation mode shares and use existing infrastructure efficiently, while reducing greenhouse gas emissions. As it pertains to the rural area, Section 3 of the O.P. states that most remaining rural growth will be directed to villages.

Section 3.4 of the Official Plan sets out the guidelines that focus on rural growth inside existing villages. Section 3.4.1 states that Most of the village growth shall be directed to where municipal services exist or are planned in the villages of **Richmond**, Manotick, Greely and Carp. **Section 3.4.2** states that *"Intensification within all villages is supported, subject to health and safety limitations for partial and private services"* which is consistent with the proposed coach house on the subject lands.

Section 9.4.1 guides development to "Consider villages as rural neighbourhoods that should evolve into 15-minute neighbourhoods, particularly those that are fully serviced. Sub-section 2) provides that "The distribution of land uses and permitted development within a Village shall be identified by a) A secondary plan; and b) Based on the ability to support development on private water and wastewater services or on municipal services where such services exist.

The Village of Richmond is unique in terms of servicing availability with residential lots having municipal sanitary and storm services available but each lot having individual wells. The

property at 130 Burke Street is connected to a 250mm municipal sanitary sewer and municipal ditches for stormwater management. However, the existing residence and converted garage are serviced from a private well. There are no risks associated with the provision of water to the coach house, as per the submitted Hydrogeological Report by Kollard Associates. The conversion of the proposed coach house is in keeping with the City's vision to provide a mix of housing types where possible.



Servicing – 250 mm Sanitary Service along Burke St.

Zoning By-law Requirements/Conformity

The City of Ottawa comprehensive Zoning By-law 2008-250 zones the subject site as Village Residential First Density Zone – RC1. The purpose of the zone is to permit detached dwellings in areas designated as Village in the Official Plan and historically zoned for such low-density use; allow limited range of compatible uses, and: regulate development that adopts existing land use patterns so that the low-density, low-profile form of a neighborhood is maintained and enhanced. Permitted uses included detached dwellings, group homes, home-based businesses, and additional dwelling units as per Section 133 of the zoning bylaw. The proposed conversion of the existing garage to a coach house is in conformity with all performance standards of the VC1 zoning provisions.

Section 133 of the Zoning By-law provides zoning direction with respect to Additional Dwelling Units and Coach Houses. Section 133 (3)(d) states

“Despite (a) and (b), where located in Area D on Schedule 1, a coach house is not permitted on a lot that is less than 0.4 hectares in area, and not serviced by both a public or communal water system and public or communal wastewater system.”

The proposed conversion of the garage to a coach house is connected to the existing 250 mm sanitary sewer system along Burke St. However, the existing two storey single family dwelling is serviced via an existing well which in turn services the proposed coach house. The provision of water to the coach house, via the existing single-family dwelling, can be provided in a safe manner with no risk to human health as indicated in the Hydrogeological Study. The intent of the zoning provision is to ensure that rural lots that are serviced by both private septic and well have an adequate lot size to ensure there is no interference that could lead to impacts regarding human health. The fact that the property is connected to the municipal sanitary system along Burke St. removes any potential health risk and it is therefore our opinion that the intent of the Zoning By-law is achieved.

Therefore, the requested variance from the required 0.4 Ha lot area requirement to .14 Ha (variance of .26 Ha) is appropriate given that the intent of the zoning by-law is met with respect to required lot size as a measure to protect human health.

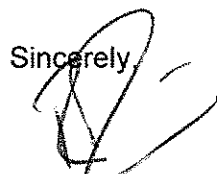
4 Tests of Minor Variance

As per Planning Act policy the proposed Minor Variance requested for 130 Burke St. meets the prescribed 4 tests as:

1. The application is in conformity with the Official Plan and existing Secondary Plan policies for the provision of a mix of housing types within the City. The proposed variance is consistent with the intent of Sections 3, 3.4 and 9.4.1 of the Official Plan.
2. The proposed use is consistent with the uses outlined in the Village Residential First Density Zone – V1C provisions which include “**additional dwelling unit**” as a permitted use. The proposed coach house and existing dwelling are connected to the existing sanitary sewer on Burke St. and the provision of water from the existing well poses no human health risk.
3. The application is considered minor in nature as the proposed coach house meets the intent of the zoning by-law in terms of providing a secondary dwelling on a property by utilizing the former garage without posing any potential health risks.
4. The application is desirable as the proposed coach house provides for an opportunity for very minimal intensification by providing a mix of housing types within the existing village without any negative impacts to the community or human health risk.

If you have any questions or comments regarding this submission, please feel free to contact me directly at (613) 323-2146 or by email at rortar9@gmail.com. We thank you for your consideration.

Sincerely,



Rod Price,
Rortar Land Development Consultants.