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+ design

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# PLANNING RATIONALE

[www.q9planning.com](http://www.q9planning.com)

[christine@q9planning.com](mailto:christine@q9planning.com)

**Date:** March 24, 2025

**File:** 032325 - 11 Turtleback Way (Formerly 11 Meadowland Way)

**To:** Committee of Adjustment  
City of Ottawa, 101 Centrepoin

**Committee of Adjustment**  
Received | Reçu le

**Revised | Modifié le : 2025-05-21**

City of Ottawa | Ville d'Ottawa  
**Comité de dérogation**

## MINOR VARIANCE APPLICATION 11 TURTLEBACK WAY

Q9 Planning + Design have been retained to prepare a Planning Rationale regarding the minor variance application **update** for 11 Turtleback Way.

A previous application was submitted and approved in 2013 to permit a reduced lot width of 15.76 m whereas the by-law requires 20 m lot width. The minor variance application proceeded alongside a severance application. The minor variance application was approved as tied to the plans submitted. The plans submitted proposed a two-storey home. Since that time, updated plans have been prepared and the applicant is now proposing a single-storey dwelling with revised but compliant setbacks.

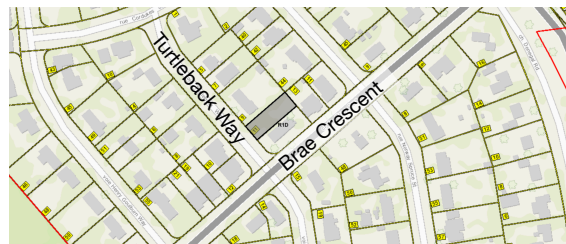
As the lot has already been established, the minor variance cannot be withdrawn. Regardless, it was identified after consultation with city legal staff that an updated minor variance application is required so that the relief reflects the new plans being proposed. Unless otherwise requested or deemed necessary, a full Planning Rationale is not anticipated to be needed. A Tree Information Report has been provided.

### Minor Variance

- (a) To permit a lot width of 15.76 m whereas the zoning by-law requires 20 m (Section 156, Table 156A)

### Site

The subject site is a rectangular lot with a lot width of 15.76 m and a depth of 45.72 m for a total lot area of 719.87 m<sup>2</sup>. The lot is vacant with some boundary trees and is mostly flat. It is located in Ward 6 - Stittsville.



### Context

The subject lot is located in Stittsville near the corner of Turtleback Way and Brae Crescent approximately 250 metres from Stittsville Main Street. The immediate context is a varied lot fabric with primarily single-detached homes, many of the homes on Turtleback Way are one-storey dwellings. The following images depict the existing context along Turtleback Way.



Figure 1: View of existing context on Turtleback Way, west side, across from site



Figure 2: View of existing context on Turtleback Way, north end, near Cordukes Street



Figure 3: View of existing context on Turtleback Way, east end, near Cordukes Street

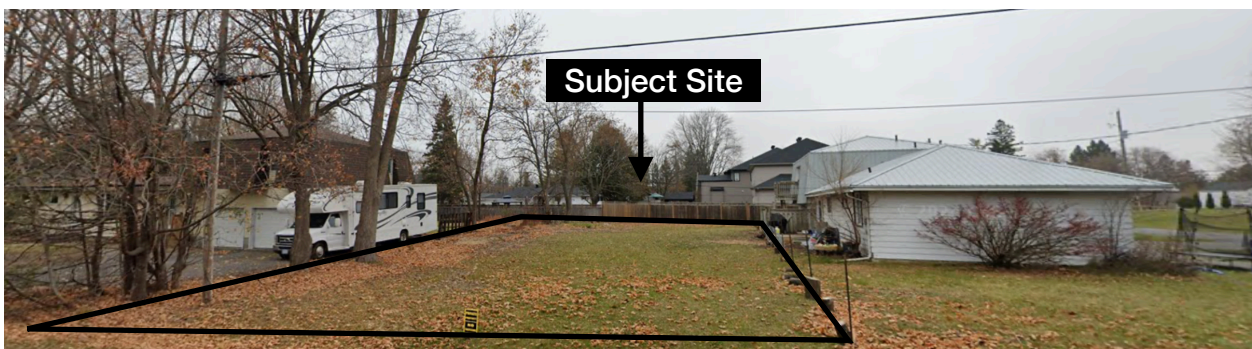
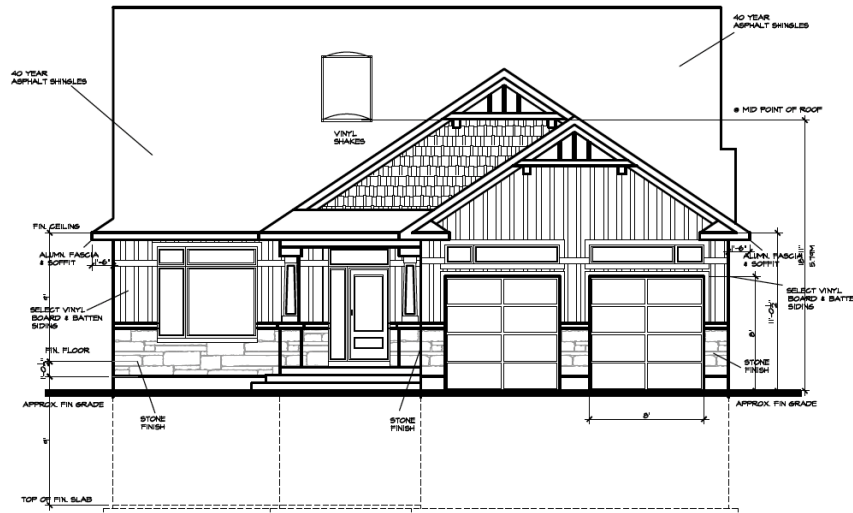


Figure 4: View of existing context on Turtleback Way, subject site, near Brae Crescent

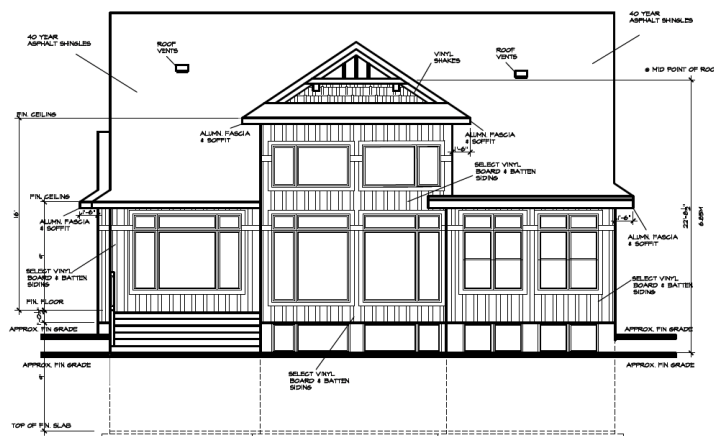
## Proposed Development

The proposed development is to construct a single-storey dwelling as depicted in the following images and plans. The proposed dwelling will have a front yard setback of 6 m, interior yard setbacks of 1.2 m and 1.5 m with a rear yard setback of 15.24 m.

The proposed dwelling is fully compliant with all performance standards.



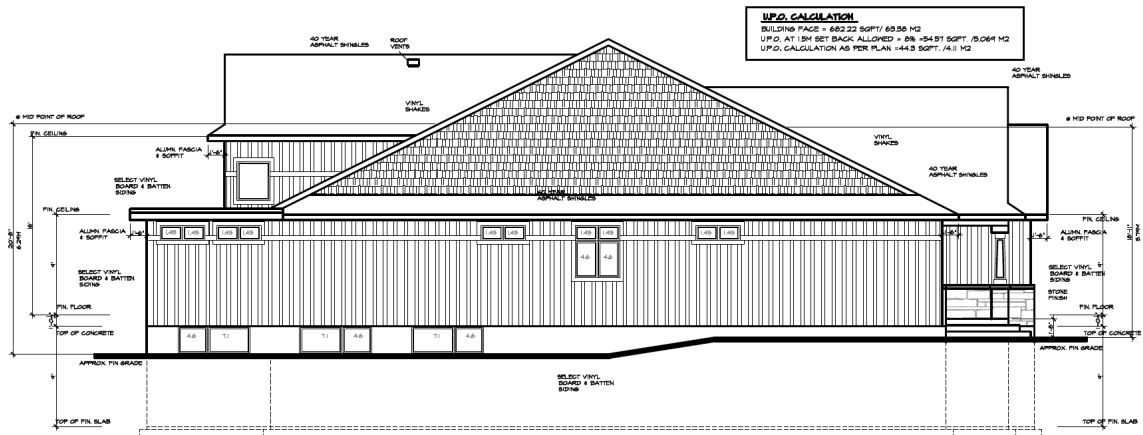
**PROPOSED FRONT VIEW ELEVATION**



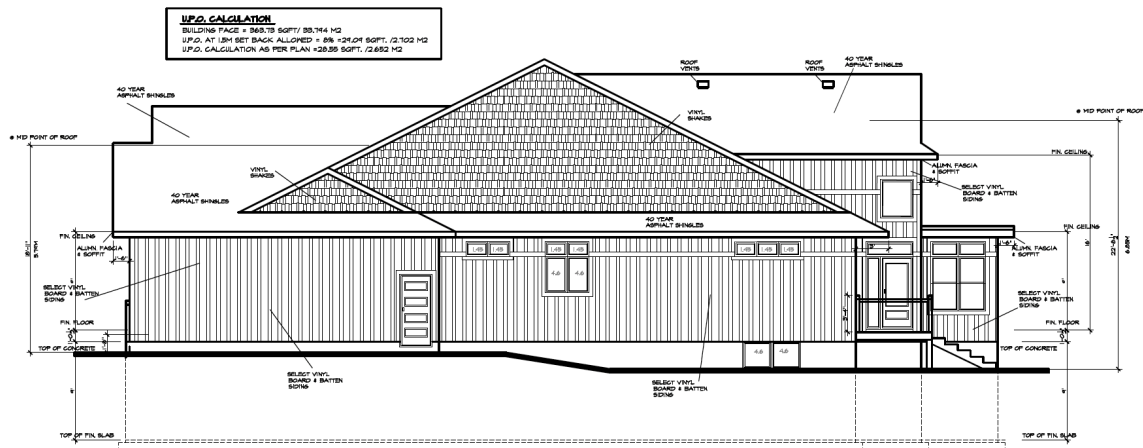
**PROPOSED REAR VIEW ELEVATION**

Figure 5: Current proposed front and rear elevations.





PROPOSED LEFT SIDE ELEVATION



PROPOSED RIGHT SIDE ELEVATION

Figure 6: Current proposed left and ride side elevations



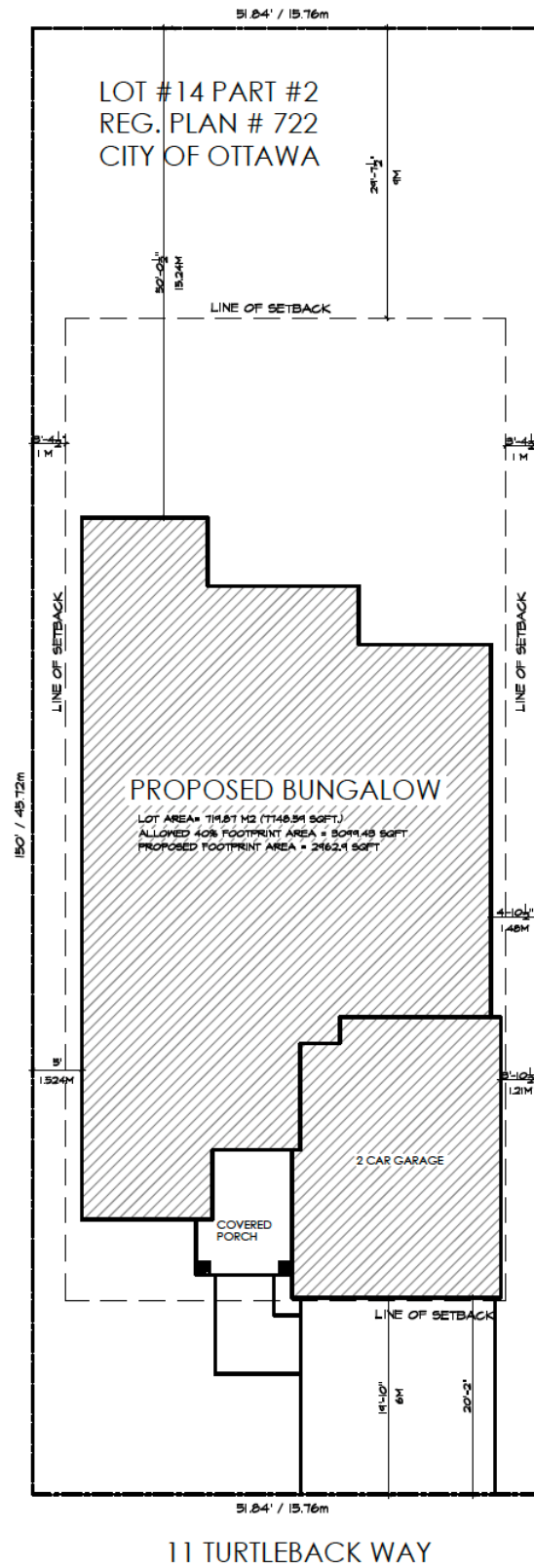


Figure 7: Current proposed Site Plan

## Policy Review

The proposed development of a single storey dwelling in a low-density zoned neighbourhood in a suburban community with compliant yard setbacks is:

- [ consistent with the Provincial Policy Statement 2024,
- [ compliant with the City of Ottawa Official Plan, and
- [ complies with Zoning performance standards

The lot width variance approved in 2013 was tied to the plans presented at that time. As the plans have changed, an updated application was identified as required.

## City of Ottawa Zoning By-law

The subject site is zoned R1D - Residential First Density, subzone D. The subject site is outside the greenbelt and is not located within a mature neighbourhood, as such, Sections 139, 140, and 144 of the Zoning By-law are not applicable.

EXISTING ZONING BY-LAW R1D	Requirement	Provided	Compliant (Y/N)
Minimum Lot Width	20 m	15.76	Y
Minimum Lot Area	600 m <sup>2</sup>	719.87 m <sup>2</sup>	Y
Max Building Height	11 m	5.79 m	Y
Minimum Front Yard Setback	6 m	6 m	Y
Interior Side Yard Setback	1 m	1.2 m	Y
Minimum Rear Yard Setback	9 m	15.24 m	Y
Maximum Lot Coverage	40%	38%	Y

## Planning Act Review

The revised plans proposing a single-storey residential dwelling continue to meet the four tests as set out in Section 45(1) of the Planning Act. A review of the tests are provided below.

Is the variance minor?



Yes, the variance is minor because the proposed single-storey dwelling is able to be accommodated on the lot while remaining contextual appropriate for the character of the area and while meeting or exceed all other performance standards.

- |                                                                     |   |                                                                                                                                                                                                                                                                                      |
|---------------------------------------------------------------------|---|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Does the variance meet the intent and purpose of the Official Plan  | > | Yes. The variance enables the construction of a residential dwelling on a vacant lot in a developed area in a manner consistent with the character supporting appropriate suburban growth.                                                                                           |
| Does the variance meet the intent and purpose of the Zoning By-law? | > | Yes, the proposed lot width is appropriate for the proposed single-storey dwelling as it is able to be accommodated on the resulting lot width without exceeding the maximum lot coverage and while meeting all yard setbacks.                                                       |
| Is the variance desirable for the appropriate use of the land?      | > | Yes, the proposed single-storey dwelling is desirable for the appropriate use of the lot. The lot is zoned for low-density residential uses in a suburban setting. The single-storey dwelling is fully compatible and appropriate for the subject lot within the applicable context. |

## Conclusion

The proposed variance for lot width is required due to a change in proposed plans from the original variance application in 2013. Upon review of the plans, it is determined that the lot width variance continues to meet the four tests under Section 45(1) of the Planning Act and the proposed single-storey dwelling is contextual appropriate for the vacant lot.

The proposal remains in consistent with the policies of the PPS, 2024, and conforms to the City of Ottawa Official Plan, and meets all zoning performance standards.

It is the opinion of Q9 Planning + Design that the proposed revised Minor Variance Application constitutes good land use planning and meets the required tests and criteria set out in the *Planning Act*.

Yours truly,



Christine McCuaig, RPP MCIP M.PI  
Principal Senior Planner + Project Manager





## **APPENDIX A**

### **Committee of Adjustment Decision, October 25, 2013**

**COMMITTEE OF ADJUSTMENT  
FOR THE CITY OF OTTAWA**

**COMITÉ DE DÉROGATION  
POUR LA VILLE D'OTTAWA**

**DECISION/DÉCISION**  
MINOR VARIANCE/PERMISSION  
DEMANDE DE DÉROGATIONS MINEURES/PERMISSION  
(Section 45 of the *Planning Act*)  
(Article 45 de la *Loi sur l'aménagement du territoire*)

File No./Dossier n°:	D08-02-13-A-00317
Owner/Propriétaire:	Bashkim Kulla
Agent/Représentant:	Larry Kulla
Legal Description/Description officielle:	Lot 14, Registered Plan 722
Property Address/Adresse de la propriété:	15 Elm Crescent/11 Meadowland Drive
Zoning/Zonage:	R1D
By-Law/Règlement:	2008-250
Ward/Quartier:	6 Stittsville
Former Municipality/Ancienne municipalité:	Goulbourn

Notice was given and a Public Hearing was held on October 16, 2013, as required by the *Planning Act*.

**PURPOSE OF THE APPLICATION/OBJET DE LA DEMANDE:**

The Owner has filed a Consent Application (D08-01-13-B-00360) which, if approved, will create one new residential lot which will not be in conformity with the Zoning By-law.

**RELIEF REQUIRED/DISPENSE REQUISE:**

In order to proceed, the Owner requires the Authority of the Committee for a Minor Variance from the Zoning By-law to permit a reduced front lot of 15.76 metres whereas the By-law requires a minimum total width of 20 metres.

**PUBLIC HEARING/AUDIENCE PUBLIQUE:**

The Committee heard from Mr. L. Kulla, agent for the Owner, who appeared along with Mr. B. Kulla, the Owner of the Property. Mr. L. Kulla referred to photographs along with lot descriptions for similar sized lots in the neighbourhood.

Ms. E. Tam of the City's Planning and Growth Management Department, in response to questions from the Committee, explained that the intent of the City's Official Plan and the Provincial Policy Statement is to encourage intensification and infill where it is compatible. She further stated that, taking into account the few mature trees located on the retained parcel of land, the proposed lot creation for the construction of a 2-storey single family dwelling would be considered an appropriate use of the land in this case.

Discussion ensued on the frame deck, aluminum shed and the 2<sup>nd</sup> floor balcony located on the north side of the existing dwelling. The Committee indicated that they would impose a condition, requiring that aforementioned structures be located in accordance with City of Ottawa regulations, to the satisfaction of the City's Planning and Growth Management Department.

The Committee clarified that the requested variances should be amended to reflect a minor variance to permit a **reduced lot width** of 15.76 metres for the vacant severed parcel whereas the By-law requires a **minimum lot width** of 20.0 metres.

**DECISION AND REASONS OF THE COMMITTEE:**

**APPLICATION GRANTED,  
AS AMENDED  
DEMANDE ACCORDÉE,  
TELLE QUE MODIFIÉE**

**DÉCISION ET MOTIFS DU COMITÉ:**

The Committee is cognizant that there are policy directives in place in the Provincial Policy Statement and the City's Official Plan which encourages intensification and infill in residential areas throughout the Municipality. Having considered the evidence presented and reviewed the plans, photographs and correspondence on file, the Committee is of the opinion that the creation of the proposed lot will not be greatly out of character with the variety of lot sizes in the area and that the proposed development will not have any unacceptable adverse impact on adjacent neighbours.

Based on the foregoing, the Committee is satisfied that, in all the circumstances and in this instance, that the variance sought, as amended, is minor, that it is desirable for the appropriate development or use of the land and that the general intent of the Zoning By-law and the Official Plan is maintained. This application is granted subject to the proposed construction being in accordance with the plans filed and Committee of Adjustment date-stamped September 11, 2013.

**NOTICE OF RIGHT TO APPEAL/AVIS DE DROIT D'APPEL:**

To appeal this Decision to the Ontario Municipal Board, a letter, outlining the reasons for appeal, must be filed with the Secretary-Treasurer of the Committee of Adjustment by the **14<sup>th</sup> day of November, 2013**. The OMB has established a filing fee of \$125.00 for an appeal with an additional filing fee of \$25.00 for each secondary application. A cheque payable to the Ontario Minister of Finance must accompany the Notice of Appeal. If you have any questions about the appeal process, please contact the Committee of Adjustment office.

Only individuals, corporations and public bodies who have an interest in this matter may appeal this Decision to the Ontario Municipal Board. A notice of appeal may not be filed by an unincorporated association or group. However, a Notice of Appeal may be filed in the name of an individual who is a Member of the Association or group on its behalf.



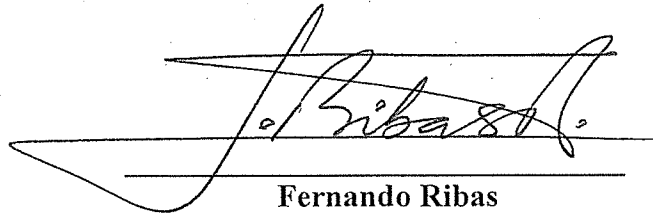
**DECISION SIGNATURE PAGE :  
PAGE DE SIGNATURE DE LA DÉCISION :**

**File No./Dossier n°:** D08-02-13-A-00317

**Owner/Propriétaire:** Bashkim Kulla

**Property Address/Adresse de la propriété:** 15 Elm Crescent/11 Meadowland Drive

**We, the undersigned, concur in the decision and reasons of the Committee of Adjustment./  
Nous, soussignés, souscrivons à la décision et à la justification ci-devant rendues par le  
Comité de dérogation :**



**Fernando Ribas  
Vice-Chair/ Vice-président**

**absent**

**Martin Vervoort**



**Ted Kelly**



**Richard McDonald**



**Bill Burden**

**I, Heather MacLean, Secretary-Treasurer of the Committee of Adjustment for the City of  
Ottawa, certify that the attached is a true copy of the Decision of the Committee with  
respect to the application recorded.**

**Je, soussignée, Heather MacLean, secrétaire-trésorière du Comité de dérogation pour la  
Ville d'Ottawa, confirme que l'énoncé ci-joint est une copie conforme de la décision  
rendue par le Comité à l'égard de la demande visée.**

**October 25 2013**

**Date of Decision/  
Date de la décision**



**Heather MacLean  
Secretary-Treasurer/Secrétaire-trésorière**

## **APPENDIX B**

### **Deposited Survey, November 2013**

0

DISTANCES /  
BE CONVERT

BEARING 1

BEARINGS S  
NORTHWEST  
HAVEING A

DISTANCES (C  
DISTANCES E

COORDINATES  
THE CAN-NE  
M.T.M. NAD8

COORDINATE

- POINT A
- POINT B

CAUTION: C  
CORNERS OF

PLAIN



■	DENOTES	FOUND MONUMENTS
□	DENOTES	SET MONUMENTS
IB	DENOTES	IRON BAR
SIB	DENOTES	STANDARD IRON BAR
SSIB	DENOTES	SHORT STANDARD IRON BAR
CC	DENOTES	CUT CROSS
IBØ	DENOTES	ROUND IRON BAR
WIT	DENOTES	WITNESS

SG	DENOTES STANTEC GEOMATICS LTD.
OU	DENOTES ORIGIN UNKNOWN
MEAS	DENOTES MEASURED
P	DENOTES REGISTERED PLAN 722
P1	DENOTES PLAN 4R-26351
N	DENOTES FIELD NOTES BY 647 DATED JUNE 27/1968
PROP	DENOTES PROPORTIONED

**SURVEYOR'S CERTIFICATE:**

I CERTIFY THAT :

1. THIS SURVEY AND PLAN ARE CORRECT IN ACCORDANCE WITH THE SURVEYS ACT, SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE 14TH DAY OF NOVEMBER, 2013.

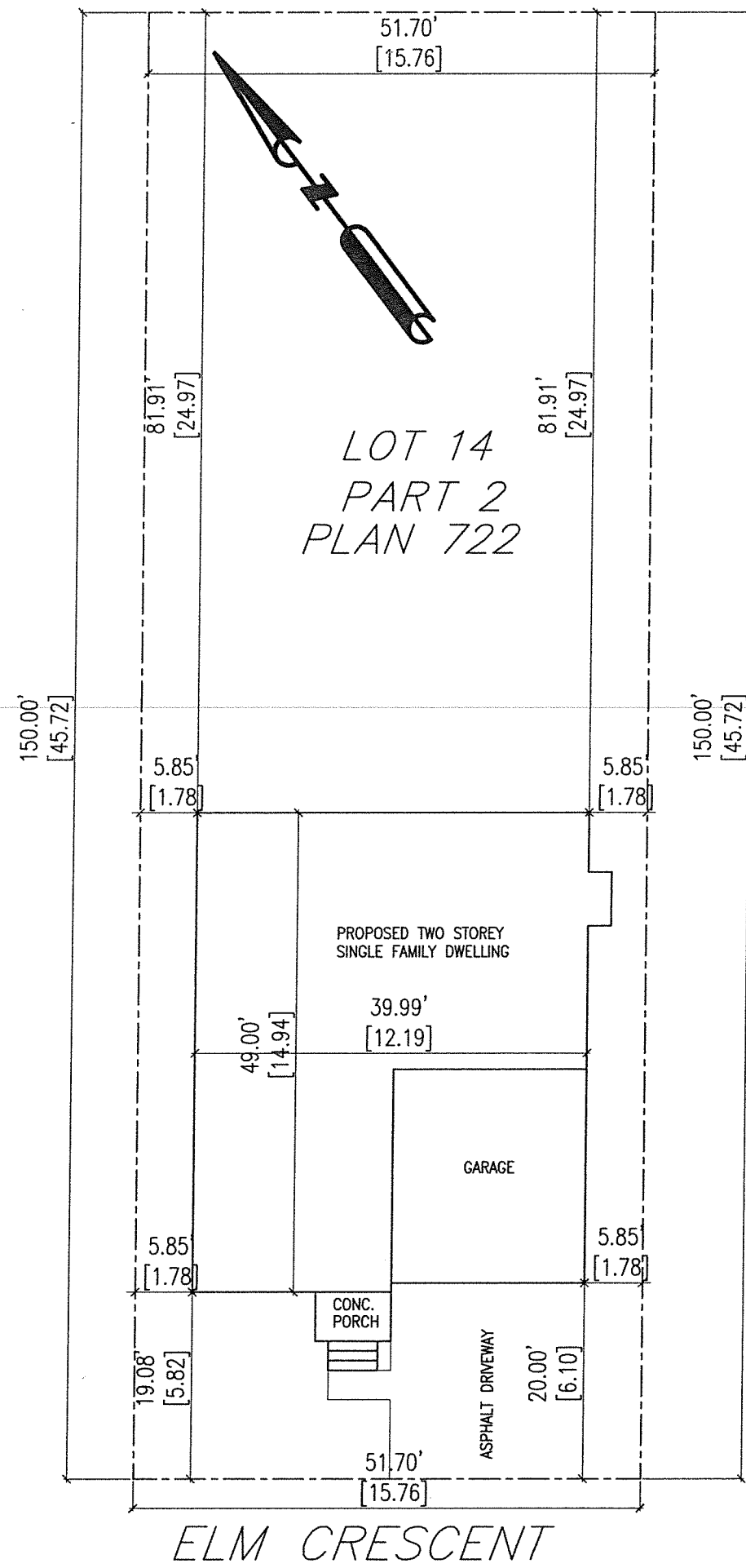
DATED : Dec 11/13

BRIAN J. WEBSTER  
ONTARIO LAND SURVEYOR



## **APPENDIX C**

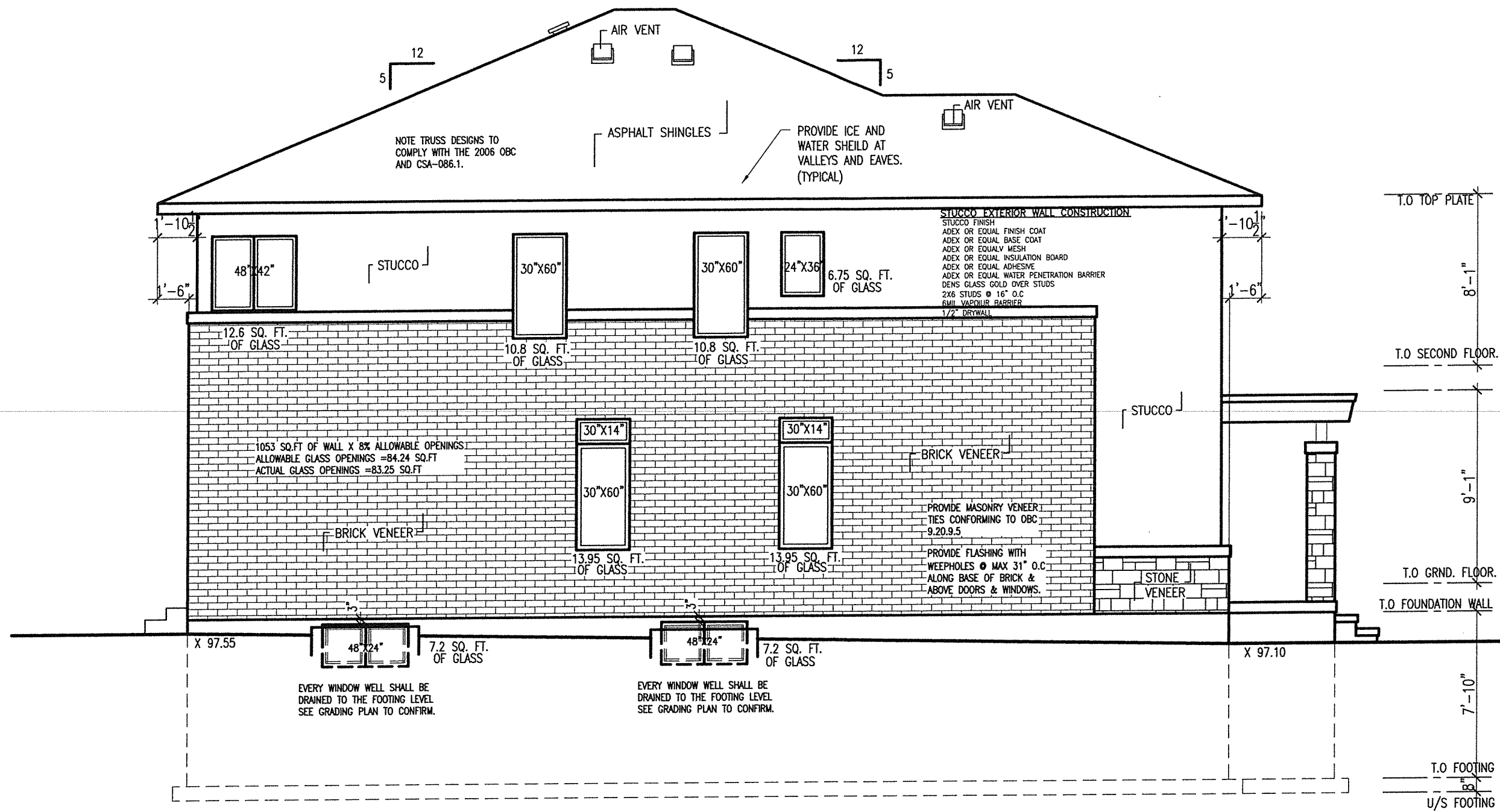
**Original Plans, stamped September 11, 2013**



ADDRESS: 15 ELM CRESCENT LOT 14 PART 2 PLAN 722 CITY OF OTTAWA						
ZONING: R1D						
REQUIRED ZONING	MIN. LOT WIDTH (M)	MIN. LOT AREA (M)	MAX BUILDING HEIGHT (M)	MIN FRONT YARD (M)	MIN REAR YARD (M)	SIDE YARD (M)
	20	600	11	6	9	1
PROPOSED	15.76	720	7.71	6.10	24.79	1.78



**SITE PLAN**  
SCALE: 1:200

LEFT SIDE ELEVATION  
SCALE 3/16" = 1'-0"

GENERAL NOTES:

1. THE GENERAL CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ALL ERRORS AND OMISSIONS TO THE CONSULTANT.
2. ALL WORK AND MATERIALS TO BE IN COMPLIANCE WITH ALL CODES, REGULATIONS, AND BY-LAWS.
3. FOOTINGS DESIGNED FOR 2000 P.S.F. ASSUMED BEARING. BEARING STRATA, GRANULAR MATERIAL AND COMPACTED TO BE INSPECTED AND APPROVED BY SOILS CONSULTANT PRIOR TO POURING CONCRETE.
4. DO NOT SCALE THE DRAWINGS.

NO.	DESCRIPTION & DATE
1	REVISIONS

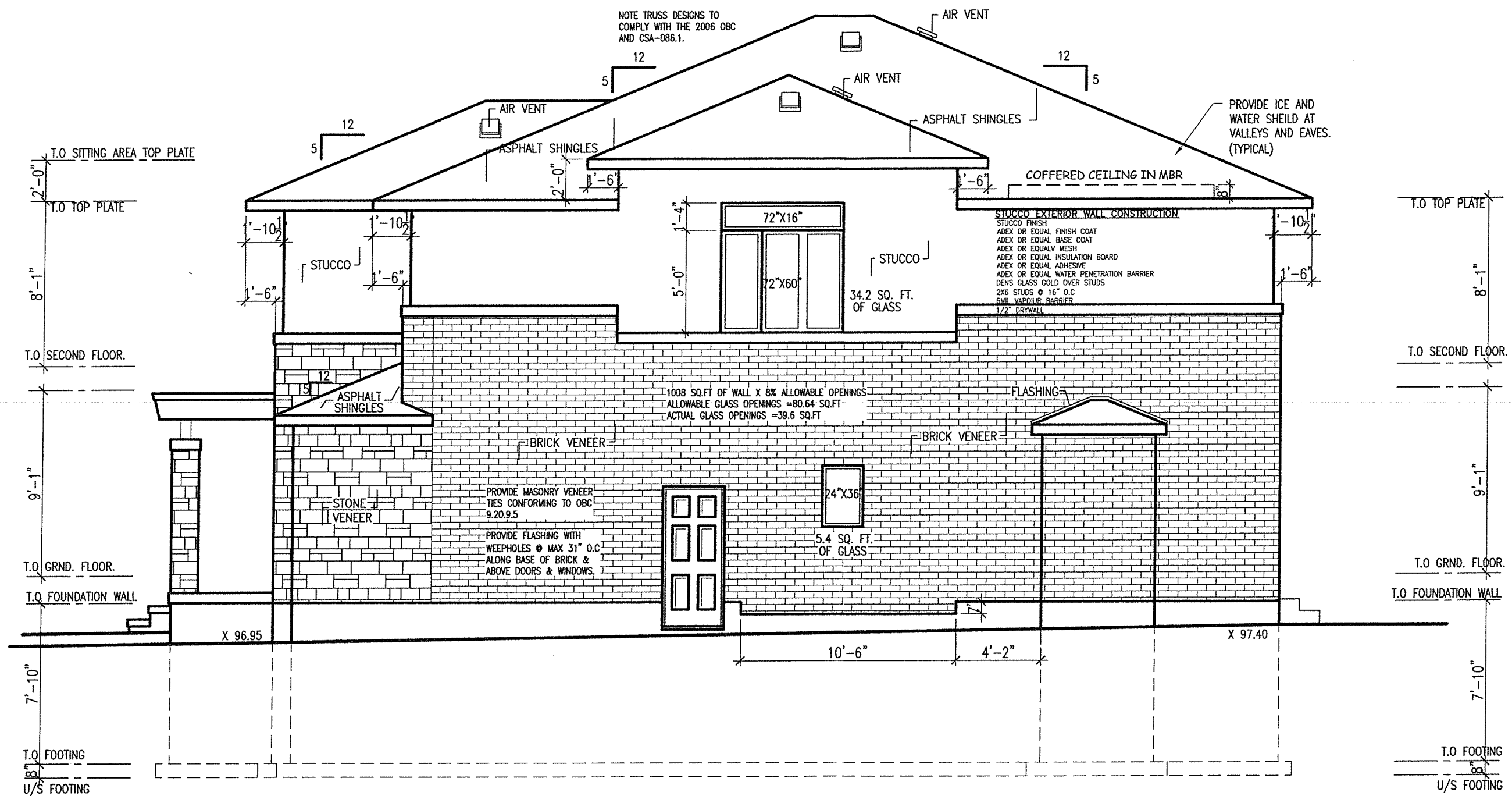
JOB TITLE:  
PROPOSED TWO STOREY  
SINGLE DWELLING  
15 ELM CRESCENT LOT 14  
PART 2 PLAN 722  
CITY OF OTTAWA

SHEET TITLE:  
LEFT SIDE ELEVATION

SCALE: AS SHOWN	DWG NO.
DRAWN: D.S.	
CHECKED:	A5.5
DATE: SEPT 2013	







RIGHT SIDE ELEVATION  
SCALE 3/16" = 1'-0"



GENERAL NOTES:

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4. DO NOT SCALE THE DRAWINGS.

1	
NO.	DESCRIPTION & DATE
REVISIONS	

**JOB TITLE:**

PROPOSED TWO STOREY  
SINGLE DWELLING  
15 ELM CRESCENT LOT 14  
PART 2 PLAN 722  
CITY OF OTTAWA

**SHEET TITLE:**

RIGHT SIDE ELEVATION

SCALE: AS SHOWN	DWG NO.  <b>A4.5</b>
DRAWN: C.S.	
CHECKED:	
DATE: SEPT 2013	

MD

MIROCA DESIGN  
INCORPORATED SINCE 1998  
CUSTOM HOME DESIGN  
PROJECT MANAGEMENT

30 CONDOURSE GATE  
UNIT 47  
OTTAWA, ONTARIO  
K2E 7V7

TEL: 613-274-2653  
FAX: 613-274-7085

CONTACT@MIROCADESIGN.COM  
WWW.MIROCADESIGN.COM

PROVIDE ICE AND  
WATER SHEILD AT  
VALLEYS AND EAVES.  
(TYPICAL)

COFFERED CEILING IN MBR

PROVIDE ICE AND  
WATER SHEILD AT  
VALLEYS AND EAVES.  
(TYPICAL)

25'-3"  
[7.71]

FRONT ELEVATION  
SCALE 3/16" = 1'-0"

REAR ELEVATION  
SCALE 3/16" = 1'-0"

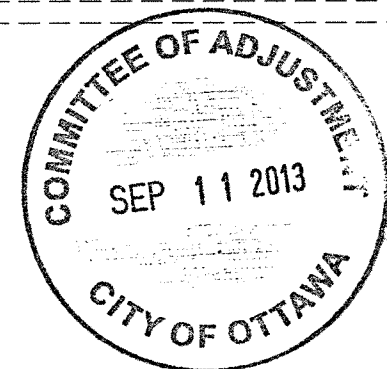
6' TERRACE DOOR

48" x 24"

48" x 24"

GENERAL NOTES:

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2. ALL WORK AND MATERIALS TO BE IN COMPLIANCE WITH ALL CODES, REGULATIONS, AND BYLAWS.
3. FOOTINGS DESIGNED FOR 2000 P.S. ASSUMED BEARING. BEARING STRATA, GRANULAR MATERIAL AND CONTRACTOR SHALL INSPECTED AND APPROVED BY SOILS CONSULTANT PRIOR TO POURING CONCRETE.
4. DO NOT SCALE THE DRAWINGS.



NO. DESCRIPTION & DATE

REVISIONS

JOB TITLE:

PROPOSED TWO STOREY  
SINGLE DWELLING  
15 ELM CRESCENT LOT 14  
PART 2 PLAN 722  
CITY OF OTTAWA

SHEET TITLE:

FRONT ELEVATION  
REAR ELEVATION

SCALE: AS SHOWN

DWG NO.

DRAWN: C.B.

CHECKED:

DATE: SEPT 2013

PRINT DATE:

A3.5