

**DECISION
MINOR VARIANCE AND PERMISSION**

Date of Decision: June 27, 2025
Panel: 3 - Rural
File No.: D08-02-25/A-00084
Applications: Minor Variance and Permission under section 45 of the *Planning Act*
Applicant: Brunstad Christian Church Ottawa
Property Address: 1981 Century Road
Ward: 21 - Rideau-Jock
Legal Description: Part of Lot 5, Concession 2, Geographic Township of North Gower
Zoning: R15
Zoning By-law: 2008-250
Heard: June 17, 2025, in person and by videoconference

APPLICANT'S PROPOSAL AND PURPOSE OF THE APPLICATION

- [1] The Applicant wants to construct an addition the existing building, known as "Brunstad Christian Church", as shown on plans filed with the Committee.

REQUESTED PERMISSION

- [2] The Applicant seeks the Committee's permission to enlarge or extend the "assembly hall use", that is legally non-conforming.

REQUESTED VARIANCE

- [3] The Applicant seeks the Committee's authorization for a minor variance from the Zoning By-law to permit ~~168~~ **188** parking spaces, whereas the By-law requires ~~285~~ **305** parking spaces.
- [4] The property is the subject of a Site Plan Control application (File No.: D07-12-25-0033).

PUBLIC HEARING

- [5] At the scheduled hearing on May 20, 2025, the Committee received a request for an adjournment from Christine McCuaig, agent for the Applicant, to allow time for the site plan to be updated.

Oral Submissions Summary

- [6] Ms. McCuaig provided a brief overview of the application.
- [7] She confirmed that the requested variance should be amended as follows:
The Applicant seeks the Committee's authorization for a minor variance from the Zoning By-law to permit ~~168~~ **188** parking spaces, whereas the By-law requires ~~285~~ **305** parking spaces.
- [8] City Planner Luke Teeft confirmed no concerns with the application, as amended.
- [9] Following the public hearing, the Committee reserved its decision.

DECISION AND REASONS OF THE COMMITTEE: APPLICATION GRANTED AS AMENDED

Application Must Satisfy Statutory Four-Part Test for a Variance and Two-Part Test for a Permission

- [10] The Committee has the power to authorize a minor variance from the provisions of the Zoning By-law if, in its opinion, the application meets all four requirements under subsection 45(1) of the *Planning Act*. It requires consideration of whether the variance is minor, is desirable for the appropriate development or use of the land, building or structure, and whether the general intent and purpose of the Official Plan and the Zoning By-law are maintained. The Committee also has the power to permit an extension or enlargement of a legal non-conforming use under subsection 45(2) of the *Planning Act* based upon both the desirability for development of the property in question and the impact on the surrounding area.

Evidence

- [11] Evidence considered by the Committee included all oral submissions made at the hearing, as highlighted above, and the following written submissions held on file with the Secretary-Treasurer and available from the Committee Coordinator upon request:
- Application and supporting documents, including cover letter, revised planning rationale, revised plans, photo of the posted sign, and a sign posting declaration.
 - City Planning Report received June 12, 2025, with no concerns.

- Rideau Valley Conservation Authority email dated June 13, 2025, with no objections.
- Rideau Valley Septic Offices email dated June 13, 2025, with no objections.
- Ontario Ministry of Transportation email dated June 6, 2025, with no comments.
- D. Seiter, resident, email dated June 16, 2025, in support.

Effect of Submissions on Decision

- [12] The Committee considered all written and oral submissions relating to the application in making its decision and granted the application.
- [13] Based on the evidence, the majority of the Committee (Vice-Chair T. Otto dissenting on the variance) is satisfied that the requested variance meets all four requirements under subsection 45(1) of the *Planning Act*.
- [14] The Committee notes that the City's Planning Report raises "no concerns" regarding the application.
- [15] The majority of the Committee also notes that no evidence was presented that the variance would result in any unacceptable adverse impact on neighbouring properties or the neighbourhood in general.
- [16] Considering the circumstances, the majority of the Committee finds that, because the proposal fits well in the area, the requested variance is, from a planning and public interest point of view, desirable for the appropriate development or use of the land, building or structure on the property, and relative to the neighbouring lands.
- [17] The majority of the Committee also finds that the requested variance maintains the general intent and purpose of the Official Plan because the proposal respects the character of the neighbourhood.
- [18] In addition, the majority of the Committee finds that the requested variance maintains the general intent and purpose of the Zoning By-law because the proposal represents orderly development that is compatible with the surrounding area.
- [19] Moreover, the majority of the Committee finds that the requested variance is minor because it will not create any unacceptable adverse impact on abutting properties or the neighbourhood in general.
- [20] Based on the evidence, the Committee is also satisfied that the requested permission meets the two-fold test relating to desirability and impact.

- [21] Considering the circumstances, the Committee finds that the requested permission is, from a planning and public interest point of view, desirable for the appropriate use of the land, building or structure on the property, and relative to the neighbouring lands.
- [22] The Committee also finds that the proposal will not create any unacceptable adverse impact on abutting properties or the neighbourhood in general.
- [23] **THE COMMITTEE OF ADJUSTMENT** having been asked to consider an application that has been amended from the original application, and the Committee having determined that no further notice under the *Planning Act* is required.
- [24] **THE COMMITTEE OF ADJUSTMENT ORDERS** that the application is granted and the variance to the Zoning By-law is authorized, **subject to** the location and size of the proposed construction being in accordance with the revised plans filed, Committee of Adjustment date stamped June 12, 2025, as it relates to the requested variance.
- [25] **THE COMMITTEE OF ADJUSTMENT ALSO ORDERS** that the extension or enlargement is permitted, **subject to** the proposed construction being in accordance with the revised plans filed, Committee of Adjustment date stamped June 12, 2025, and the elevations filed April 2, 2025, as they relate to the requested permission.

"Terence Otto"
With noted dissent
TERENCE OTTO
VICE-CHAIR

"Gary Duncan"
GARY DUNCAN
MEMBER

"Beth Henderson"
BETH HENDERSON
MEMBER

"Martin Vervoort"
MARTIN VERVOORT
ACTING PANEL CHAIR

"Jocelyn Chandler"
JOCELYN CHANDLER
MEMBER

I certify this is a true copy of the Decision of the Committee of Adjustment of the City of Ottawa, dated **June 27, 2025**

"Michel Bellemare"
MICHEL BELLEMARE
SECRETARY-TREASURER

NOTICE OF RIGHT TO APPEAL

To appeal this decision to the Ontario Land Tribunal (OLT), a completed appeal form and the filing fee must be submitted via one of the below options and must be received no later than **3:00 p.m. on July 17, 2025**.

- **OLT E-FILE SERVICE** – An appeal can be filed online through the [E-File Portal](#) . First-time users will need to register for a My Ontario Account. Select [Ottawa (City): Committee of Adjustment] as the Approval Authority. To complete the appeal, fill in all the required fields and provide the filing fee by credit card.
- **BY EMAIL** - Appeal packages can be submitted by email to cofa@ottawa.ca. The appeal form is available on the OLT website at [Forms | Ontario Land Tribunal](#). Please indicate on the appeal form that payment will be made by credit card.
- **IN PERSON** – Appeal packages can be delivered to the Secretary-Treasurer, Committee of Adjustment, 101 CentrepoinTE Drive, 4th floor, Ottawa, Ontario, K2G 5K7. The appeal form is available on the OLT website at [Forms | Ontario Land Tribunal](#). In person payment can be made by certified cheque or money order made payable to the Ontario Minister of Finance, or by credit card. Please indicate on the appeal form if you wish to pay by credit card.

Please note only one of the above options needs to be completed. If your preferred method of appeal is not available at the time of filing, the appeal must be filed with one of the other two options.

The Ontario Land Tribunal has established a filing fee of \$400.00 per type of application with an additional filing fee of \$25.00 for each secondary application.

Only the applicant, the Minister or a specified person or public body that has an interest in the matter may appeal the decision to the Ontario Land Tribunal. A “specified person” does not include an individual or a community association.

There are no provisions for the Committee of Adjustment or the Ontario Land Tribunal to extend the statutory deadline to file an appeal. If the deadline is not met, the OLT does not have the authority to hold a hearing to consider your appeal.

If you have any questions about the appeal process, please visit [File an Appeal | Ontario Land Tribunal](#)

Ce document est également offert en français.

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