

2025-03-13



**MINOR VARIANCE APPLICATION
COMMENTS TO THE COMMITTEE OF ADJUSTMENT
PANEL 2**

PLANNING, DEVELOPMENT AND BUILDING SERVICES DEPARTMENT

Site Address:	1618 Botsford Street
Legal Description:	Lot 953, Registered Plan 665
File No.:	D08-02-24/A-00273
Report Date:	March 13, 2025
Hearing Date:	March 18, 2025
Planner:	Elizabeth King
Official Plan Designation:	Outer Urban Transect, Neighbourhood
Zoning:	R10

DEPARTMENT COMMENTS

The Planning, Development and Building Services Department **has some concerns with** the application.

DISCUSSION AND RATIONALE

Staff have reviewed the subject minor variance application against the “four tests” as outlined in Section 45 (1) of the *Planning Act*, R.S.O. 1990 c. P.13, as amended.

Staff specifically have no concerns with majority of the variances that relate the accessory structures (wooden sheds and hot tub) for reduced setbacks and number of structures because the proposed structures support the residential use and are minor in size. Staff are satisfied that these requested minor variances meet the “four tests”.

Staff have **some concerns** with variance (j) for a reduced interior side yard setback for a play structure where the Zoning By-law requires the setback to be equal to the height of structure. The intent of the setback in mitigating any impacts of height by locating the structure equal distance from the property line is not maintained, given the size and scale of the structure.

Staff note that there are easements in the northern interior side yard and rear yard are in favour of Hydro Ottawa to have unobstructed access over the lands for the maintenance of hydro lines. Accessory structures such as sheds can be re-located should the authority need to enter the lands. It is the applicant’s responsibility to discuss this with the authority.

Staff notes that the use of the accessory structures are not permitted to be used by the client of the home-based business (JM Sauve Fitness) as per the Ontario Land Tribunal OLT-24-000263.

ADDITIONAL COMMENTS

Infrastructure Engineering

- The Planning, Development and Building Services Department will do a complete review of grading and servicing during the building permit process.
- At the time of building permit application, a grading plan prepared by a Professional Engineer, Ontario Land surveyor or a Certified Engineering Technologist will be required.
- The surface storm water runoff including the roof water must be self-contained and directed to the City Right-of-Way, not onto abutting private properties as approved by Planning, Development and Building Services Department.
- Existing grading and drainage patterns must not be altered.

Planning Forestry

There are no tree-related impacts associated with the requested variance. Existing trees on and adjacent to the site must be protected from future impacts by implementing the [Tree Protection Specifications](#), to prevent encroachment into their Critical Root Zones.



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