

2025-07-17

City of Ottawa | Ville d'Ottawa
Comité de dérogation

July 16, 2025

To: City of Ottawa, Committee of Adjustment

Subject: Minor Variance Application for 6 Conductor Avenue Garage Proposal

As the homeowner of 6 Conductor Avenue, I am applying for a minor variance for a proposed structure. The proposed structure will serve as a detached garage and storage building located in the rear yard of 6 Conductor Avenue. The lot is approximately 1446 m², and the proposed structure will remain well within lot coverage limits but will modestly exceed the maximum permitted height and cumulative floor area for accessory buildings. The proposed variances meet all four tests under **Section 45(1) of the Ontario Planning Act**, as explained below.

1. The Variance is Minor in Nature

The proposed garage will exceed the zoning by-law limits for height and cumulative floor area, but the impact of these variances is minor in scale and effect:

- **Height:**
The maximum permitted height for accessory buildings is 3.6 m to the roof midpoint and 3.2 m for wall height. The proposed structure will be 4.56 m to the midpoint and 3.81 m in wall height. While these are technical variances, the design is proportionate to the size of the lot and surrounding buildings. **Included in this submission is an elevation drawing showing the elevation difference between the house and the proposed site of the accessory building (Page 21).**
- **Visibility and Context:**
The building will be constructed in the rear yard and is **not visible from the street**, minimizing any visual impact. The height of the structure does **not exceed** the primary residence or neighbouring buildings, ensuring compatibility with existing built form.
- **Lot Coverage and Floor Area:**
While the maximum cumulative floor area for accessory buildings is capped at 55 m², the proposed structure is 71.72 m² — a modest increase relative to the large lot size. **The total accessory building coverage is only 14.6%**, well below the 50% cap, and leaves generous open space.

In context, these deviations are minor and do not represent a significant departure from the by-law's intent or create any adverse effects on neighbours or the character of the neighbourhood.

2. The Variance is Desirable for the Appropriate Development or Use of the Land

The proposed structure supports an appropriate and practical use of the property by the homeowner:

- The garage will be used to **store property maintenance equipment** and accommodate a **vehicle lift**, which requires a minimum clearance height of approximately 12 feet (3.66 m). The increased height is essential for this intended use and ensures the structure is **functionally viable and structurally safe**.

- The building will be **engineered** to meet the required specifications for the lift and other equipment, ensuring structural integrity and safety.
- The design and function are consistent with the **residential use** of the property and reflect the needs of modern homeowners on large suburban lots.
- There is **precedent in the neighbourhood**: a similarly sized and purposed accessory building exists at **5 Pullman Avenue**, an adjacent property. This indicates that the proposed use aligns with evolving development patterns in the area and supports compatible use within the established residential character. **Included in the material is a drawing of neighbouring houses showing their structures (Page 23).**

3. The General Intent and Purpose of the Zoning By-law is Maintained

The zoning by-law seeks to regulate accessory buildings to ensure they are **subordinate to the principal use, compatible with surrounding properties**, and do not **overwhelm residential lots**. The proposed variance maintains this intent:

- The garage remains clearly **secondary to the main dwelling** in both scale and use. It will not dominate the lot visually or functionally.
- The **rear yard location** protects the streetscape and preserves the public realm aesthetic, which is a key objective of zoning regulation.
- The proposal adheres to **side and rear yard setbacks**, ensuring no encroachment or infringement on neighbouring properties.
- The height and size are within the range of similar structures in the area, demonstrating that the variance respects the **established character** of the neighbourhood.
- The by-law's goal of ensuring accessory buildings are compatible and appropriately scaled is met, despite the technical exceedance of numerical standards.

4. The General Intent and Purpose of the Official Plan is Maintained

The City of Ottawa's **Official Plan** supports efficient use of land, context-sensitive development, and a range of built forms within residential neighbourhoods:

- The proposed garage respects the **residential nature** of the property and contributes to the functionality of the site without altering its use or character.
 - The Official Plan encourages adaptability and supports residential homeowners in enhancing their property for **personal and practical use**, provided it is done in a manner that maintains neighbourhood character.
 - The proposed accessory building **does not compromise the scale or pattern** of the surrounding area. The structure will not exceed the height of the main residence or surrounding buildings and is positioned to avoid visual impact on the streetscape.
 - The variance supports the **efficient use of a large residential lot**, without adding density or altering land use. This aligns with Official Plan policies that promote the reasonable evolution of established residential areas.
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In conclusion, the requested minor variances for 6 Conductor Avenue are consistent with the four tests under the Planning Act:

1. **The variances are minor in nature**, both technically and in their impact.
2. **They are desirable** for the functional use and enjoyment of the land by the homeowner.
3. **They maintain the intent of the Zoning By-law**, which is to ensure orderly, compatible development.
4. **They respect the goals of the Official Plan**, promoting adaptable and context-sensitive development.

Given the context of the property, the nature of the variance, and existing neighbourhood precedent, this application represents **responsible, compatible, and reasonable residential development**.

Sincerely,



Douglas Benish

Homeowner

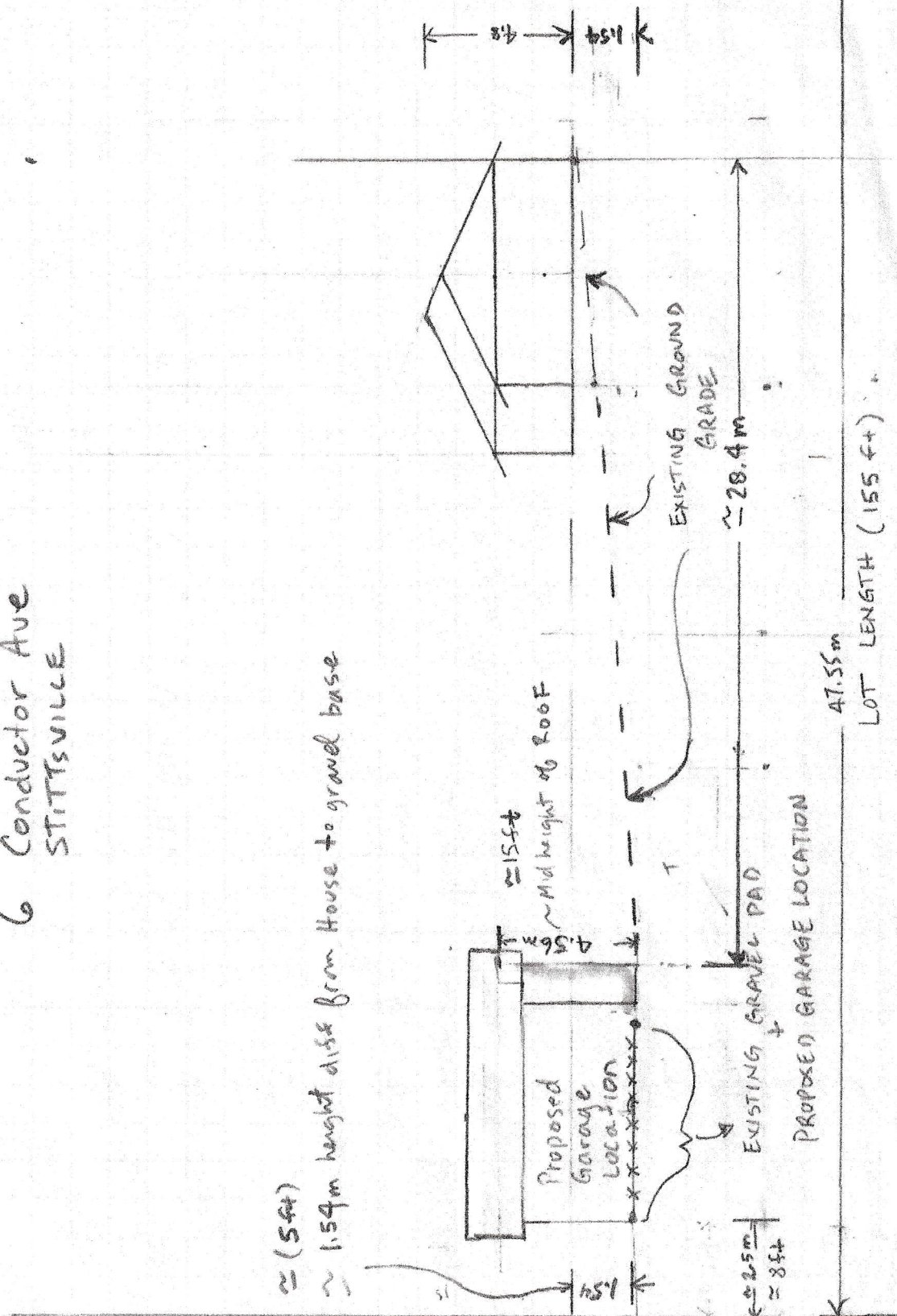
ELEVATION HOUSE/GARAGE

Scale- 1cm = 2metres

6 Conductor Ave
STITTSVILLE

(55) 21

~ 1.54m height diff from House to gravel base



Address, Street, or Place

