

P-Squared Concepts
Minor Variance Cover Letter
3670 B River Rd.

City of Ottawa Committee of Adjustment
101 Centrepoin Drive, 4th Floor
Ottawa, ON K2G 5K7

June 26th, 2025

Committee of Adjustment
Received | Reçu le

2025-06-30

City of Ottawa | Ville d'Ottawa
Comité de dérogation

Attn: Mr. Michel Bellemare
Secretary Treasurer

Re: 3670 B River Rd. (Minor Variance applications) - Ward 20
Cameron Curtis
Part of Lots 33 & 34, Broken Front Concession, Geographic Township of Osgoode,
City of Ottawa

On behalf of our clients, we are submitting the enclosed Minor Variance application for the property located at 3670 B River Rd. This application will allow the property owner to construct a two-storey detached dwelling and an accessory structure as a storage shed. The subject property is zoned RR9 - Rural Residential subzone 9 in the Floodplain Overlay as per the City of Ottawa Zoning By-Law 2008-250, as amended. It is in the Rural Transect and designated as a Rural Countryside as per the Official Plan.



Fig.1. Schedule B9 - Rural Transect, City of Ottawa Official Plan.

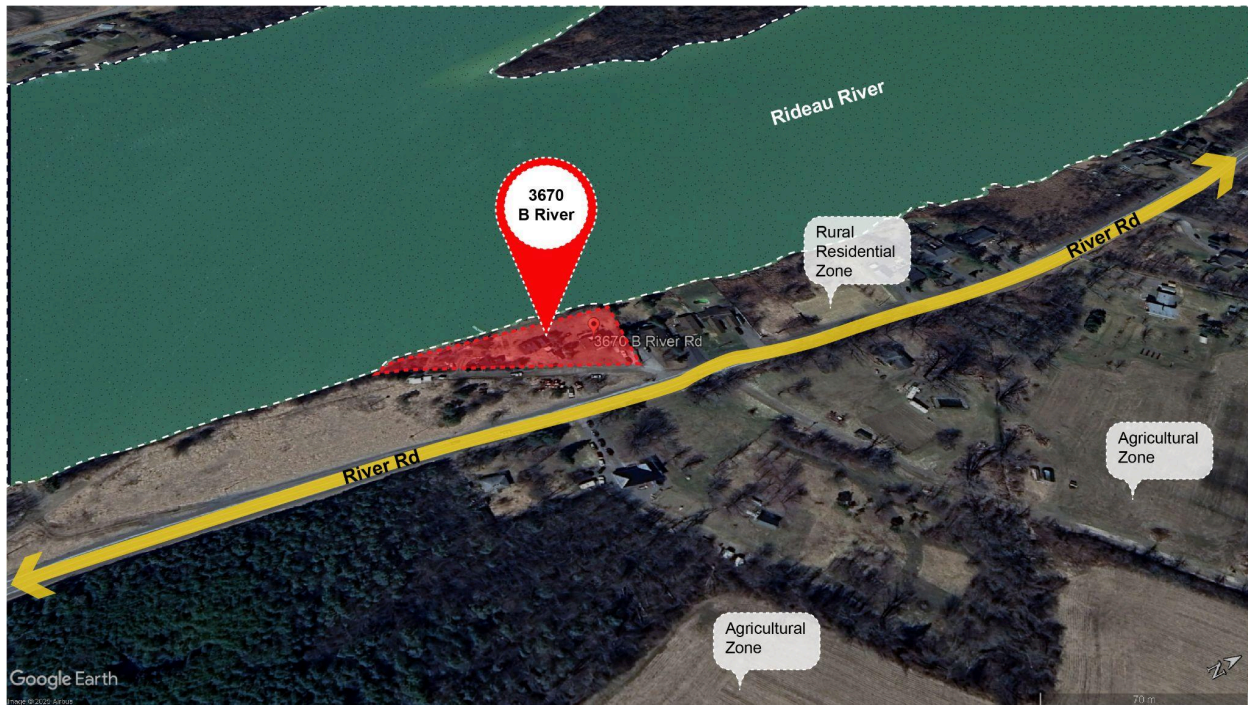


Fig.2. Aerial imagery showing the surrounding context of the subject site, Google Maps

The proposal requires relief from the following Zoning By-Law sections:

- a) Setback to watercourses and waterbodies for the principal dwelling. The proposed distance of the proposed dwelling to Rideau river is 15.56 m, whereas the minimum distance to the normal highwater mark of any watercourse or waterbody is 30 m. (Section 69, (2), (a), Zoning By-Law 2008-250, as amended).
- b) Setback to watercourses and waterbodies for the accessory structure. The proposed distance of the proposed storage shed to Rideau river is 10.74 m, whereas the minimum distance to the normal highwater mark of any watercourse or waterbody is 30 m. (Section 69, (2), (a), Zoning By-Law 2008-250, as amended).
- c) Setback to watercourses and waterbodies for the septic system. The proposed distance of the proposed storage shed to Rideau river is 22.66 m, whereas the minimum distance to the normal highwater mark of any watercourse or waterbody is 30 m. (Section 69, (2), (a), Zoning By-Law 2008-250, as amended).
- d) Front Yard setback of the accessory structure. The proposed storage shed has a 2.9 m of front yard setback, whereas the minimum front yard setback is 7.5 m. (Table 55, (1), Zoning By-Law 2008-250, as amended).
- e) Development within a floodplain for the principal dwelling. The proposed principal dwelling is located completely within the Floodplain Overlay whereas the Zoning By-Law states new development is prohibited within any area subject to the Floodplain Overlay. (Section 58, (1), Zoning By-Law 2008-250, as amended).

The zoning relief proposed in this application relates to the watercourse setback for the principal dwelling, septic system, and accessory structure, front yard setback of the accessory structure, and development of a new dwelling within a floodplain. All other zoning provisions are met by this proposal including lot area, lot width, building height, lot coverage, driveway and parking requirements, rear and side yard setback for both structures and front yard setback for principal dwelling.

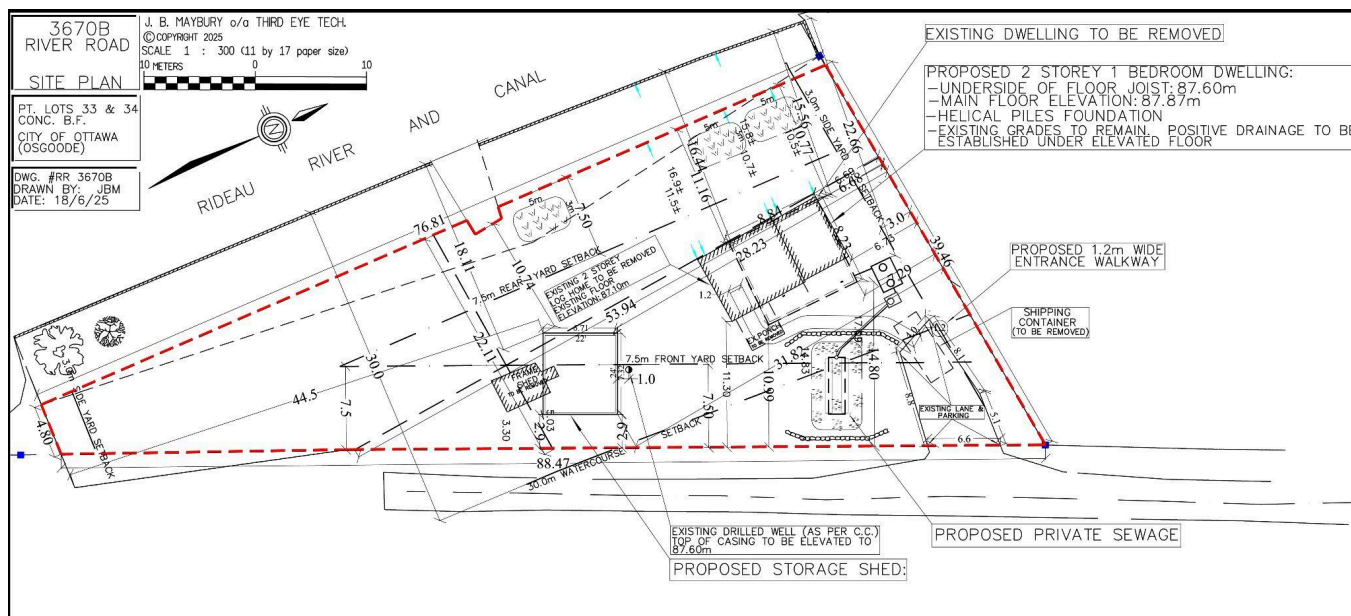


Fig.3. Site plan, dated June 18th, 2025, by Third Eye Technical Service.

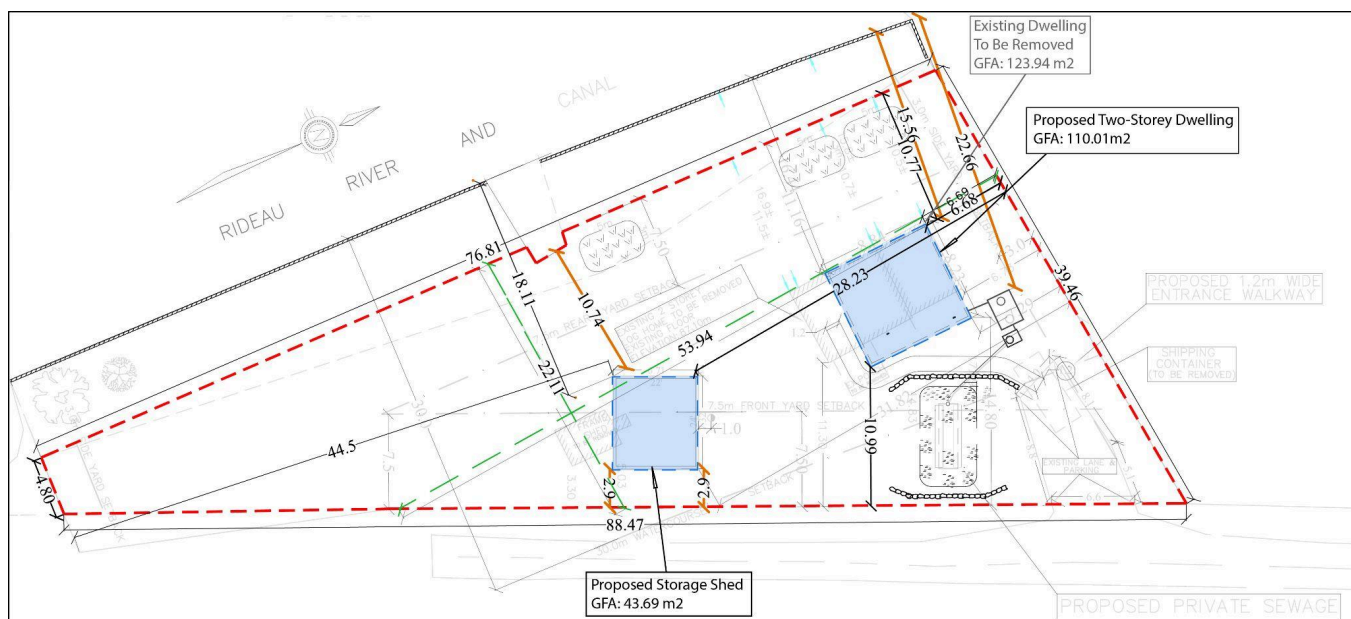


Fig.4. Site Plan Sketch.

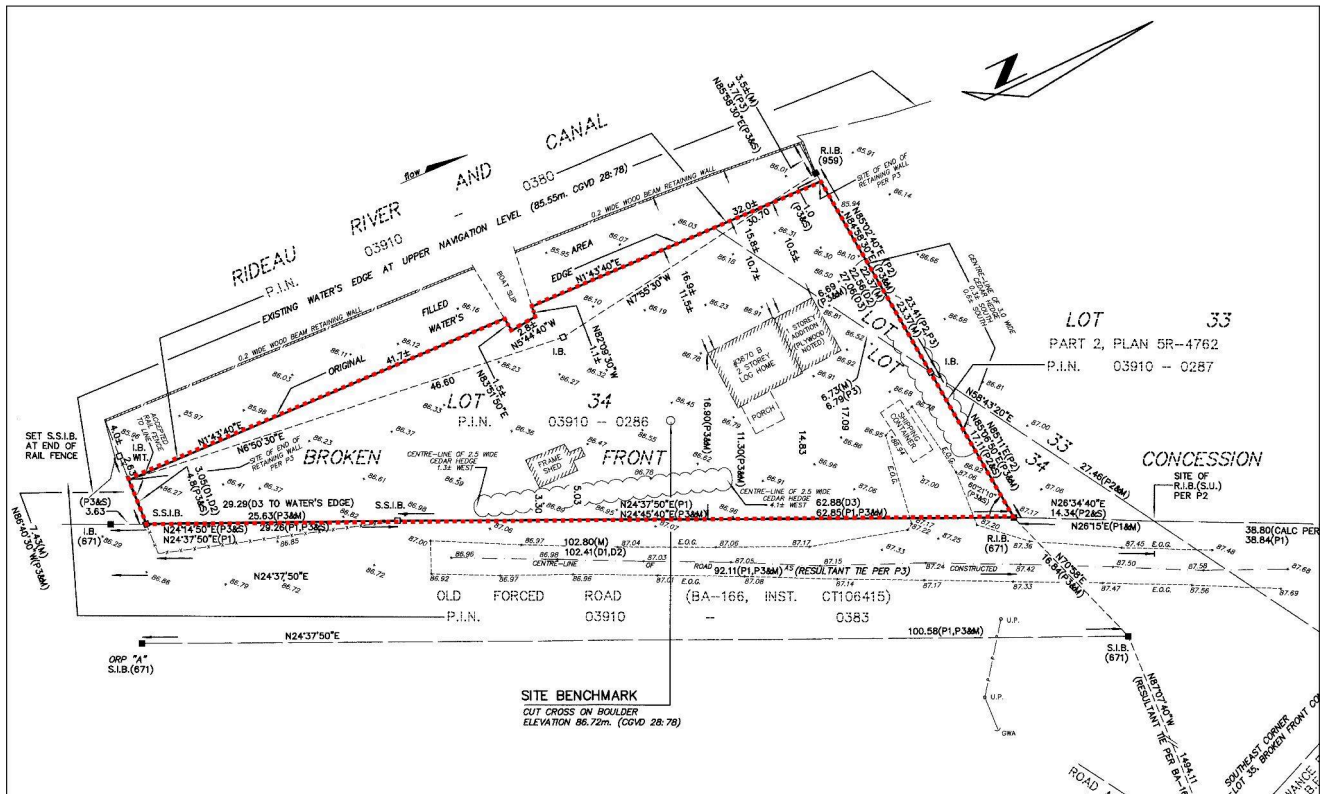


Fig.5 Survey, dated July 19th, 2022 by H.A.KEN SHIPMAN SURVEYING LTD.



Fig.6. Site photo showing the existing building and Rideau River Shoreline, dated April 29th, 2025 by BCH Environmental Consulting Inc.

The four tests of a **Minor Variance** application from Section 45 (1) of the Planning Act are that the variances are to maintain the general intent and purpose of the Official Plan and the Zoning By-law, are desirable for the appropriate development or use of the land and building, and are minor in nature.

1. The variances are minor in nature.

The requested variances for a watercourse setback and front yard setback are minor in nature as they do not create any adverse impacts on the surrounding area, nor do they compromise the functionality of the proposed development. The intent of this Minor Variance application is to reduce the setback to a watercourse required for development and servicing infrastructure, minimise the front yard setback of the accessory structure, and permit development within the floodplain.

Variance A, B, and C request a reduction in setback to a watercourse for the principal dwelling, accessory structure, and septic system from 30 m to 15.56 m, 10.74 m, and 22.66 m, respectively. This is justified due to the site's existing conditions and

development history. The current dwelling, constructed before 1991, is situated slightly closer to the watercourse than the proposed new structure (15.32 m), demonstrating that a reduced setback has been sufficient for decades without adverse environmental impacts or flooding concerns. The most critical built form—the primary residence—remains within a reasonable and functionally appropriate distance from the watercourse while still aligning with the overall intent of the setback regulation. The placement of the accessory structure is limited due to the irregular lot size. It has been located 18.11 m from the wood beam retaining wall—which is where the dwelling and septic setbacks are taken from—but is 10.74 m from the boat slip. The septic system is positioned between the principal dwelling and the street providing adequate distance and separation to the watercourse. Due to the irregular lot shape, it cannot be located any further away from the watercourse.

Variance D requests a reduction in front yard setback for the accessory structure from 7.5 m to 2.9 m. This is justified given the site's location within a floodplain overlay, where maintaining an increased setback from the watercourse is prioritized over front yard separation. The proposed location ensures a safer distance from the watercourse while still maintaining an appropriate spatial arrangement on the lot. Furthermore, the subject property is situated in a rural area with low vehicular traffic. While the property has a frontage on River Road, access is provided via a secondary public driveway that branches off River Road and serves only this property and the two adjacent lots. The existence of this access road effectively provides additional separation between the proposed storage shed and the main roadway, mitigating any potential concerns related to visibility, obstruction, or congestion. Given the rural nature of the area and the limited number of users for this private access, the reduced front yard setback does not create any safety or functional concerns.

Variances E is required to permit development within the floodplain for the principal dwelling. The existing principal dwelling is proposed to be removed and replaced with the new principal dwelling. The new dwelling will be approximately the same size and in the same location as the current dwelling. However, since the proposal dwelling is not an addition or an exact replacement of the current dwelling, this variance is triggered. The RVCA has reviewed the proposal and confirmed that the new development aligns with their floodplain development policies by not increasing the building GFA by more than 50 m². Overall the impact of developing within the floodplain is not exaggerated by this proposal, and no negative impacts are anticipated as a result of this development.

Given these considerations, the requested variances are minor in nature as they do not negatively impact the property, neighboring properties, or the surrounding rural environment.

2. Desirable and appropriate for the development or use of land and building.

The proposed development aligns with the established pattern of rural residential development along the Rideau River, where many properties are within the floodplain overlay (property 3670A River Rd is within the 30 m watercourse setback as well). Most

dwellings in this area were built pre-1991 and have remained unchanged, demonstrating that development within the setback is a long-standing practice. Given the site constraints, strict adherence to the 30 m setback would significantly limit development. The new dwelling is positioned slightly farther from the watercourse than the existing structure, reducing flood risk while maintaining functionality. The accessory storage shed is placed to maximize separation from the watercourse while ensuring safe and convenient access. In addition, by replacing an aging log cabin structure with poor air quality, the development enhances the safety, resilience, and usability of the property while remaining compatible with the rural character of the area.

The submitted EIS states that the potential construction will not increase the potential of cumulative effects in the general landscape and provides a set of mitigation measures for the proposed development. The proposed development will adhere to all mitigation measures including, but not limited to: tree and shrub removal timeframes, required setbacks to the watercourse, native planting, erosion control measures, tree protection fencing, and minimized vegetation removal.

3. The variances maintain the intent of the Official Plan.

The subject property is within the Rural Transect and is designated as Rural Countryside; as per Schedule B9 of the Official Plan (2022). The following section features applicable excerpts from the Official Plan and how they are addressed by the proposal:

City of Ottawa Official Plan

2.2.3 Energy and Climate Change

- (6) Build resilience to future flood risks and increased stormwater runoff: Resilience to floods and the ability to manage increased stormwater runoff will be strengthened by: Restricting development in flood plains and mitigating risks in areas vulnerable to flooding under future climate conditions.

Response: Although the property is within a floodplain overlay, the proposal replaces an existing dwelling with a new structure. The existing structure is a log cabin that has degraded to the point where it has poor interior air quality. The new dwelling will meet modern building standards and is positioned slightly further from the Rideau River than the existing structure, reducing its flood risk. Additionally, the proposal incorporates proper grading and drainage measures to direct runoff away from the water course, and maintaining vegetative buffers to reduce erosion and stormwater infiltration into the river.

5.5.1 Recognize a rural pattern of built form and site design

- 1) Built form in the Greenbelt and Rural Transect areas, where development is permitted shall be low-rise.
- 2) Development in the Greenbelt and Rural Transect areas shall: a) Be of low density throughout, with the majority of residential uses.

Response: The proposal maintains a low-rise, low-density residential form, consistent

with the intent of the Rural Transect designation. The replacement dwelling is a two-storey structure, which aligns with the surrounding built form in the rural area.

9.2.2 Strengthen the rural economy by permitting a diversity of uses that support the local rural community

- 1) The following uses may be permitted: c) Residential uses according to the policies of this plan

Response: The proposal aligns with this policy by ensuring the continued residential use of the property in a manner that is compatible with rural development patterns. The construction of a new dwelling and an accessory storage shed supports rural residential needs while ensuring that the property remains functional and contributes to the local rural community.

4.9.3 Restrict or limit development and site alteration near surface water features

- 2) Where a Council-approved watershed, subwatershed or environmental management plan does not exist, or provides incomplete recommendations, the minimum setback from surface water features shall be the greater of the following:
 - c) 30 metres from the top of bank, or the maximum point to which water can rise within the channel before spilling across the adjacent land;
- 4) The setback provided for in Policies 1) and 2) shall be implemented through the Zoning By-law, and any change in the setback shall require a Zoning By-law amendment or variance that conforms with the policies in this section of this Plan.
- 9) Where development is proposed on private services, no septic tank or distribution piping may be located within the minimum setback from surface water features unless an alternative setback has been permitted by the City in consultation with the conservation authority

Response: No council approved watershed, subwatershed, or environmental management plan exists for this area therefore the greatest setback required is 30 m from the top of the bank or channel height. The extents of the Rideau River channel in this area align with the edge of the wood beam retaining wall and the edge of the boat slip as shown on the survey plan. This marks the beginning of the 30m required setback and all watercourse-related variances included in this application are dimensioned from these points.

Exceptions to the 30 m setback are permitted through Minor Variance applications with the support of an EIS and do not require a Zoning By-Law or Official Plan amendment.

The site is currently serviced by private well and septic services, and the proposed dwelling will feature the same. An upgraded septic system is proposed and it will be located between the proposed dwelling and the public ROW, being the furthest away from the water course as possible. This septic system design and location have already been reviewed and approved by the Rideau Valley Conservation Authority (RVCA) and the Ottawa Septic System Office (OSSO).

10.1.1 Natural Hazards: Flooding Hazards and Erosion Hazards

- 3) The replacement of a dwelling that was in existence at the date of adoption of this Plan, with a new dwelling where:
 - i) The new dwelling is generally the same gross floor area as the existing dwelling;
 - ii) The new dwelling is in a location on the lot that has lower flood risk than the existing dwelling;
 - iii) The new dwelling, in conjunction with any site alteration does not result in a negative effect on flooding; and
 - iv) The new dwelling and any associated site alteration shall meet the appropriate floodproofing requirements and be supported by the appropriate conservation authority.

Response: The existing dwelling (constructed pre-1991) would be replaced by the new proposed development. The existing dwelling consists of a two-storey structure with a one-storey addition, while the proposed dwelling maintains a two-storey height and has a smaller gross floor area (proposed GFA: 110.01 m², existing GFA: 123.94 m²). The new dwelling is positioned slightly farther from the Rideau River than the existing structure, reducing its flood risk. Historical trends show that the existing dwelling, which was constructed pre-1991, has remained unchanged since that time and has not contributed to flooding issues. Given this, it is reasonable to expect that the proposed dwelling will also have no negative impact on flooding or erosion. Regarding the accessory structure, Section 58 of the Zoning By-Law, permits the development of an accessory building in the flood plain hazard overlay provided that the maximum gross floor area would be 50m² and the height be 1 storey. The proposed storage shed meets both conditions, as it is a one-storey building (height: 4.81 m) with a gross floor area of 43.69 m², ensuring compliance with floodplain regulations. The proposed development also complies with Policy (iv) by incorporating appropriate floodproofing measures and engaging with the relevant conservation authority (RVCA) to ensure the site design aligns with environmental standards. The new dwelling will be elevated using technoposts to reduce flood risk, and any associated site alterations have been carefully planned to avoid negative impacts on the natural environment. Consultations with the Rideau Valley Conservation Authority (RVCA) will take place following the approval of this application in accordance with the EIS included in this submission.

4. The variances maintain the intent of the Zoning By-Law.

The purpose of the RR – Rural Residential Zone is to:

- (1) recognize and permit large-lot residential development in planned subdivisions and to acknowledge existing smaller lot development in areas designated as General Rural Area or Rural Natural Features in the Official Plan;
- (2) recognize clusters of existing residential development found in areas designated as Agricultural Resource Area or Greenbelt Rural in the Official Plan;
- (3) permit **residential-only uses** as well as related and **accessory uses**;
- (4) regulate development in a manner that respects both the residential character of the area and the surrounding rural context.

The intent of the watercourse setback requirement is to protect water quality, natural habitats, and the ecological integrity of watercourses and waterbodies, as well as to mitigate potential flooding and erosion risks. While the proposed variances request a reduction in the setback for the principal dwelling (15.56 m instead of 30 m), the accessory structure (10.74 m instead of 30 m), and the septic system (22.66 m instead of 30 m) they maintain the intent of the Zoning By-Law by balancing environmental protection with site-specific constraints. The proposed development is set back slightly further from the watercourse than the existing dwelling, which has remained unchanged since its construction pre-1991, demonstrating that a reduced setback has historically been sufficient on this site. Also, the proposal maintains the intent of the Zoning By-Law by implementing measures to mitigate any potential adverse effects. Key flood-proofing strategies include constructing the principal dwelling on technoposts to elevate it above potential flood levels, integrating drainage outlets within the accessory structure to support proper stormwater flow, and implementing native planting in coordination with the Rideau Valley Conservation Authority (RVCA) to enhance natural infiltration and resilience.

The intent of the front yard setback requirement for accessory structures is to maintain adequate separation between buildings and the roadway, ensure sightlines for pedestrians and vehicles, and preserve the rural character of the area. The proposed reduction from 7.5 m to 2.9 m remains consistent with these objectives, as the structure's placement has been carefully considered based on site constraints. Given that the property is located within a floodplain overlay, prioritizing distance from the watercourse is a critical consideration. Placing the storage shed closer to the roadway ensures that it remains as far from the watercourse as possible while maintaining functionality and accessibility. Additionally, the property has access from River Road through a secondary public road that serves only the subject property and two adjacent lots. This access provides a sufficient buffer between the proposed structure and River Road, ensuring that the reduced front yard setback does not impact traffic flow, visibility, or pedestrian safety. The rural nature of the area, with lower traffic volumes, further supports that the variance will not result in any adverse impacts on the streetscape or road safety.

We request the Committee of Adjustment authorise the requested variances in accordance with the plans filed as they relate to the variances being requested.

At this time we are submitting the following in support of the application:

- Completed application form for the Minor Variance application;
- Property owner's authorization for submission of the applications;
- Site Plan showing the entirety of the proposed site;
- Site Plan sketch showing the location of the requested variances;
- Elevations from all four sides;
- Application fees;
- Survey plan of the entire property,
- Environmental Impact Statement.

When the notification signs are ready for this application please email the undersigned and we will arrange for their installation on the property.

Should you have any questions or require anything further, please do not hesitate to contact the undersigned at (613) 695 0192 or via email at planning@p2concepts.ca.

P-Squared Concepts Inc.

A handwritten signature in cursive script, reading 'Yasaman Bahadori'.

Yasaman Bahadori, Junior Planner
B.Sc, M.A, MPlan

P-Squared Concepts Inc.

A handwritten signature in cursive script, reading 'Jasmine Paoloni'.

Jasmine Paoloni, Planner
B.A.S, LEED® Green Associate™