

Application for Minor Variance

Michelle Seele

Re: 5328 Kilby Lane,

Manotick Ontario

K4M1B4

613-858-7253

Committee of Adjustment
Received | Reçu le

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City of Ottawa | Ville d'Ottawa
Comité de dérogation

June 19, 2025

Committee of Adjustments – Panel 3

Minor Variance

Zoning RR9, Rural Residential, Subzone 9, Ward 20

101 CentrepoinTE Drive

Ottawa Ontario

K2G 5K7

Dear members of the Committee of Adjustments, Minor Variance Division,

I am writing to formally submit an application for 4 Minor Variances for the above property on Kilby Lane. The proposed development involves the construction of a new single family dwelling on this ¾ acre waterfront lot. This property is located on the Rideau River watercourse in Manotick.

Proposal Overview

I had the opportunity to purchase this lovely waterfront lot that currently has an old 1950's dwelling with a walkout basement and a detached 2 car garage.

My proposal is to build a 2+ bedroom *bungalow* that will blend perfectly with the surrounding homes and will not block the neighbours natural sunlight. This design also keeps within the streetscape's guidelines and will increase the value and curb appeal to this neighbourhood. The

new proposed dwelling will also sit further back from the watercourse than both neighbour's home and the current dwelling. The dwelling will be demolished, therefore will not impede on their view or cause any negative effects to the surrounding homes.

My proposal is to demolish the existing home, donate the existing garage and remove the old septic and build a new 1 storey dwelling further back from the current dwelling and replace the existing septic system with a new more advanced system located further back from the shoreline than the existing septic system.

After reviewing the Minor Variance criteria under the planning act, I feel that I have met the following 4 criteria tests;

1. Variance is minor in nature. The impact would be minor. Replacing the house, garage and septic to today's building codes and is very similar in nature to other newly developed dwellings on the Rideau River watercourse
2. Variance is desirable for the appropriate use of the property. Current zoning is rural residential RR9. This minor variance falls within this zoning by-law.
3. The general intent and purpose of the Zoning By-law is maintained. This minor variance falls within this zoning by-law.
4. The general intent and purpose of the Official Plan is maintained. - The proposed minor variances do align with the long-term goals and policies outlined in the official plan.

The new home will blend in perfectly and with very low (if any) impact to surrounding community.

I have also reached out and had meetings with RVCA, the Septic office, neighbours and Kollaards Associates. I have also spoken to the City planner and Building Development Officer for their inputs and suggestions. Kollaards Associates engineers were able to re-design the septic system so it's more eco friendly and sits further back from the watercourse than the original system. We have also adjusted the house and deck to sit as far as possible with this design.

After reviewing the Zoning by-laws, I am requesting relief from the zoning by-law provision for 4 minor variances pertaining to the Zoning by-law 2008-250 Consolidation Part 2-Section 69 (2) – Setback from the watercourses and water bodies:

Part 2 – Section 69 (2) - Except for flood or erosion control works, or a public bridge or a marine facility, no building or structure, including any part of a sewage system, which does not require plan of subdivision, or site plan control approval, shall be located closer than:

- (a) 30 m to the normal highwater mark of any watercourse or waterbody, or

(b) 15 m to the top of the bank of any watercourse or waterbody, whichever is the greater.

I would need the following variances to re-build on this irregular pie shaped lot.

1. New House Construction (to replace the existing dwelling, deck and garage), and re-build in the *same* location outside the RVCA floodplain.
2. Deck (replace the old deck), and expand the deck size (outside the floodplain).
3. Septic (to replace the old septic with a newer, more eco- friendly advanced system). The new system would be located in the general location as the old system, but slightly further away from the watercourse and outside the floodplain
4. Pool location - outside the floodplain

In order to re-build, I require the authority of the Committee for Minor Variances from the Zoning By-Laws as follows:

- a) To permit a reduced setback from the watercourse for the new proposed Dwelling of 25 metres, whereas the By-law requires a minimum setback from the watercourse of 30 metres.
- b) To permit a reduced setback from the watercourse for the proposed Deck of 18.7 metres, whereas the By-law requires a minimum setback from the watercourse of 30 metres.
- c) To permit a reduced setback from the watercourse for the proposed Septic System of 14.2 metres, whereas the By-law requires a minimum setback from the watercourse of 30 metres.
- d) To permit a reduced setback from the watercourse for the proposed Lap Pool of 27.1 meters, whereas the By-law requires a minimum setback from the watercourse of 30 meters.

Should you have any further questions or need more documents, I would be please to provide them.

Sincerely,

Michelle Steele

613-858-7253