



CROSSFORD CONSTRUCTION  
1-76 HOLLAND AVENUE  
OTTAWA ON, K1Y 0X6



INFO@CROSSFORD.CA



613.729.5004

## APPLICATION FOR MINOR VARIANCE

Project: 405 Huron Avenue South,  
Ottawa, ON  
K1Y 0X2

Applicant: Crossford Construction (Lane MacKenzie)

Owner: Yana and Patrick McNairnay

**Committee of Adjustment**  
Received | Reçu le

**2025-06-26**

City of Ottawa | Ville d'Ottawa  
**Comité de dérogation**

### PROPOSAL

The Subject property is located at 405 Huron Avenue with the current zoning (R1QQ).

The proposed application is for two minor variances. The first minor variance will provide relief from the north facing side yard set-back. Currently the existing dwelling is located in the side yard set-back and this minor variance will permit us to replace an existing single storey addition with a two storey addition. The proposed addition will be located on top of the existing footprint and will span an additional foot towards the rear yard. The exterior walls will remain aligned with the existing dwelling to prevent further relief than the current non conforming dwelling.

The second minor variance is to provide relief from the south facing side yard set-back. The proposed addition will extend 0.12m into the side yard setback and it will provide a 1.08m clearance to the property line. A 1.08m clearance will ensure that there is a functional access to the rear yard.

The required and requested set backs are as follows: not including provision for the mature neighbourhood overlay

Yard	Zoning By-Law Set-Backs	Requested Set-Backs
Front Yard	3 m	No Change
Rear Yard	8.77m	No Change
Interior Side Yard	1.2m	0.43m/ 1.08m

### FOUR TESTS:

The application for permission must meet the four tests. Based on the information above and the details of the proposal shown in the attached plans requested minor variance meets the four tests as follows:

**Is the application minor?**

The Applicant is requesting relief from both side yard setbacks. The first request will provide relief for a 1' extension towards the rear yard. The existing single storey addition to be demolished and replaced with a two-storey addition.

The proposed addition will align with the existing exterior wall to prevent further relief from the current non conforming addition. The rear extension will not protrude into the rear yard setback and will create additional living space on both levels of the home. The addition will maintain the width of the existing home and avoid further extension into the exiting non-conforming setback.

The second request will provide relief for a south facing side addition. The addition will extend 0.12m into the side yard setback and it will maintain a 1.08m clearance to the property line. A clearance of 1.08m will ensure that there is a functional side yard for moving landscaping equipment (e.g., mowers, snow blowers) between the side and rear yards without trespassing on neighboring properties.

Care will be taken to maintain the overall style and character of the community.

**Is the application desirable for the appropriate development of the lands in question? The variance is desirable for the appropriate development or use of the property;**

The immediate surrounding neighbourhood is composed of single family, two-storey detached homes. The residents in the area range from young families to retirees. The addition is in keeping with other homes in the neighbourhood and care will be taken to keep the design consistent with the style of the neighbourhood.

**Does the application conform to the general intent and purpose of the Zoning Bylaw?**

The setbacks in the zoning bylaw for the Residential 1 [R1QQ] zone implement controls which support and protect the immediate spacing, privacy, density, light and air of the buildings, and gives the neighbourhood its built form and character. The proposed addition and extension does not impact the neighbouring properties in terms of proximity to neighbouring structures, privacy of neighbours.

**Does the application conform to the general intent and purpose of the Official Plan?**

The proposed construction will not exceed lot coverage requirements and the new construction will be designed in keeping of the style of the neighbourhood.

Care has been taken in the design, size and location of the proposed construction to ensure no imposition on the privacy or enjoyment of any neighboring properties.

Thank you for your consideration,

