

**DECISION**  
**MINOR VARIANCE**

<b>Date of Decision:</b>	April 17, 2026
<b>Panel:</b>	1 - Urban
<b>File:</b>	D08-02-25/A-00272
<b>Application:</b>	Minor Variance under section 45 of the <i>Planning Act</i>
<b>Applicant:</b>	The Roman Catholic Episcopal Corporation of Ottawa-Cornwall
<b>Property Address:</b>	280 Wesley Avenue
<b>Ward:</b>	15 - Kitchissippi
<b>Legal Description</b>	Lots 57, 58, 59, 60, 61, 62, 63 and 64, Registered Plan 269
<b>Zoning By-law:</b>	2008-250
<b>Zoning</b>	I1A
<b>Heard:</b>	April 8, 2026, in person and by videoconference

**APPLICANT'S PROPOSAL AND PURPOSE OF THE APPLICATION**

- [1] The Applicant wishes to construct a second-floor addition over the existing one-storey portion of the building, as shown in the plans submitted to the Committee. The existing church and residence will remain.
- [2] At the hearing scheduled for January 14, 2026, the Committee postponed consideration of the application to give the Applicant time to consult with neighbours and revise the proposal.

**REQUESTED VARIANCE**

- [3] The Applicant requests that the Committee authorize a minor variance from the Zoning By-law to permit a reduced side yard setback of 2.94 metres, whereas the By-law requires a minimum side yard setback of 7.5 metres.
- [4] There are no other pending applications regarding the property under the *Planning Act*.

- [5] For the purposes of the transition and continuation provisions of Zoning By-law 2026-50, these applications were deemed complete on March 10, 2026.

## **PUBLIC HEARING**

### **Oral Submissions Summary**

- [6] Changhong Sun presented a slide show, a copy of which may be obtained upon request from the Coordinator. Mr. Sun provided an overview of the application and answered questions from the Panel.
- [7] The Committee also heard oral submissions from the following individual:
- E. Thompson, a local resident, expressed concerns about reduced quality of life, fire safety, and the loss of privacy and sunlight in her backyard.
- [8] City Planner Penelope Horn was also present.
- [9] Following the public hearing, the Committee reserved its decision.

## **DECISION AND REASONS OF THE COMMITTEE: APPLICATION GRANTED**

- [10] The Committee has the power to authorize a minor variance from the provisions of the Zoning By-law if, in its opinion, the application meets all four requirements under subsection 45(1) of the *Planning Act*. It requires consideration of whether the variance is minor, is desirable for the appropriate development or use of the land, building or structure, and whether the general intent and purpose of the Official Plan and the Zoning By-law are maintained.

### **Evidence**

- [11] The evidence reviewed by the Committee included all oral statements made during the hearing, as noted above, and the following written documents, which may be obtained upon request from the Coordinator:
- Application and supporting documents, including cover letter, hydro line clearance information, plans, tree information, shadow study, photo of the posted sign, and a sign posting declaration.
  - City Planning Report received April 2, 2026, with no concerns; received January 8, 2026, with no concerns.
  - Rideau Valley Conservation Authority email dated March 30, 2026, with no objections; email dated January 8, 2026, with no objections.
  - Hydro Ottawa email dated April 2, 2026, with comments; email dated January 8, 2026, with comments.

- T. Gray, Westboro Community Association, email dated January 6, 2026, with comments.
- J. Kinnie, resident, email dated January 9, 2026, in support.
- S. Liver, resident, email dated January 12, 2016, with concerns.
- E. Thompson and K. Spence, residents, email dated April 7, 2026, opposed, email dated January 13, 2026, opposed.
- T. Hamilton, resident, email dated April 7, 2026, opposed.

### **Effect of Submissions on Decision**

- [12] The Committee considered all written and oral submissions relating to the application in making its decision and granted the application.
- [13] Based on the evidence, the Committee is satisfied that the requested variance meets all four requirements under subsection 45(1) of the *Planning Act*.
- [14] The Committee notes that the City's Planning Report raises "no concerns" regarding the application.
- [15] The Committee also notes that no compelling evidence was presented that the variance would result in any unacceptable adverse impact on neighbouring properties.
- [16] Considering the circumstances, the Committee finds that, because the proposal is founded on an existing condition, the requested variance, from a planning and public interest point of view, desirable for the appropriate development or use of the land, building or structure on the property, and relative to the neighbouring lands.
- [17] The Committee also finds that the requested variance respects the general intent and purpose of the Official Plan because the proposal respects the character of the neighbourhood.
- [18] In addition, the Committee finds that the requested variance respects the general intent and purpose of the Zoning By-law because the proposal represents orderly development that is compatible with the surrounding area.
- [19] Moreover, the Committee finds that the requested variance is minor because it will not create any unacceptable adverse impact on abutting properties or the neighbourhood in general.
- [20] **THE COMMITTEE OF ADJUSTMENT ORDERS** that the application is granted and the variance to the Zoning By-law is authorized, **subject to** the location and size of the proposed construction complying with the plans filed with the

Committee of Adjustment on March 10, 2026, as they relate to the requested variance.

"Ann M. Tremblay"  
ANN M. TREMBLAY  
CHAIR

"John Blatherwick"  
JOHN BLATHERWICK  
MEMBER

"Colin Haskin"  
COLIN HASKIN  
MEMBER

"Arto Keklikian"  
ARTO KEKLIKIAN  
MEMBER

"Sharon Lécuyer"  
SHARON LÉCUYER  
MEMBER

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SHARON LÉCUYER  
MEMBER

I certify this is a true copy of the decision of the Ottawa Committee of Adjustment of the City of Ottawa, dated **April 17, 2026**

"Michel Bellemare"  
MICHEL BELLEMARE  
SECRETARY-TREASURER

## NOTICE OF RIGHT TO APPEAL

To appeal this decision to the Ontario Land Tribunal (OLT), a completed appeal form and the filing fee must be submitted via one of the below options and must be received no later than **3:00 p.m. on May 7, 2026**.

- **OLT E-FILE SERVICE** – An appeal can be filed online through the [E-File Portal](#) . First-time users will need to register for a My Ontario Account. Select [Ottawa (City): Committee of Adjustment] as the Approval Authority. To complete the appeal, fill in all the required fields and provide the filing fee by credit card.
- **BY EMAIL** - Appeal packages can be submitted by email to [cofa@ottawa.ca](mailto:cofa@ottawa.ca). The appeal form is available on the OLT website at [Forms | Ontario Land Tribunal](#). Please indicate on the appeal form that payment will be made by credit card.
- **IN PERSON** – Appeal packages can be delivered to the Secretary-Treasurer, Committee of Adjustment, 101 CentrepoinTE Drive, 4<sup>th</sup> floor, Ottawa, Ontario, K2G 5K7. The appeal form is available on the OLT website at [Forms | Ontario Land Tribunal](#). In person payment can be made by certified cheque or money order made

payable to the Ontario Minister of Finance, or by credit card. Please indicate on the appeal form if you wish to pay by credit card.

Please note only one of the above options needs to be completed. If your preferred method of appeal is not available at the time of filing, the appeal must be filed with one of the other two options.

The Ontario Land Tribunal has established a filing fee of \$400.00 per type of application with an additional filing fee of \$25.00 for each secondary application.

Only the applicant, the Minister or a specified person or public body that has an interest in the matter may appeal the decision to the Ontario Land Tribunal. A “specified person” does not include an individual or a community association.

There are no provisions for the Committee of Adjustment or the Ontario Land Tribunal to extend the statutory deadline to file an appeal. If the deadline is not met, the OLT does not have the authority to hold a hearing to consider your appeal.

If you have any questions about the appeal process, please visit [File an Appeal | Ontario Land Tribunal](#)

*Ce document est également offert en français.*

**Committee of Adjustment**  
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