

March 23, 2026
Committee of Adjustment
City of Ottawa
101 CentrepoinTE Drive
Ottawa, ON K2G 5K7

Re: Minor Variance Application

Property: 95 Constance Lake Road
Owner: Kyle Davidson / 17285639 Canada Corp.
Applicant/Agent: Avery Stone-Peldiak
Home-Based Business: Agile Electromagnetics Inc.

Dear Members of the Committee,

I am writing on behalf of Kyle Davidson, owner of 95 Constance Lake Road, operating through 17285639 Canada Corp. Mr. Davidson resides at the property as his primary residence and operates a small scientific and technical services firm, Agile Electromagnetics Inc., within a portion of the dwelling.

We respectfully request Minor Variances from the City of Ottawa Zoning By-law 2008-250 to permit the following for a home-based business in a rural-residential zone:

- **Eight (8) non-resident employees**, whereas a maximum of three (3) non-resident employees are permitted (Section 128(2)), to work from the home Mondays, Wednesdays and Fridays.
- **Use of 50% of the dwelling's gross floor area in the basement** for the home-based business (Section 128(5))
- **A maximum home-based business area of 151 m²**, whereas 150 m² is permitted (Section 128(3))

All other aspects of the home-based business comply with the applicable provisions of the Zoning By-law.

I. Description of the Property and Proposed Use

- The property is a 2-acre rural-residential lot, providing substantial buffering and privacy.
- The dwelling remains the primary use, with the business occupying a maximum of **151 m²** of interior space.
- The business space is primarily located within the basement and remains fully enclosed within the dwelling.
- No exterior alterations, structural changes, accessory buildings, or signage are proposed.

- The business is entirely office-based, involving quiet scientific and technical work with no machinery, heavy equipment, or client visits.
- The property accommodates 22 on-site parking spaces, ensuring all employee vehicles are fully contained.
- Arrival and departure times are staggered to avoid peak traffic impacts on Constance Lake Road.

The dwelling will continue to function exclusively as a residential property, and will be resold as a residential property.

II. Planning Act Tests for Minor Variance

Under Section 45(1) of the Planning Act, the Committee may authorize a variance if it:

1. Is minor in nature
2. Is desirable for the appropriate development or use of the land
3. Maintains the general intent and purpose of the Zoning By-law
4. Maintains the general intent and purpose of the Official Plan

This application satisfies all four tests.

1. The Variances Are Minor in Nature

Each of the requested variances is minor in impact:

- The increase to eight (8) non-resident employees does not generate measurable traffic, noise, or visual impacts due to the large lot size, on-site parking, and staggered scheduling.
- The request to permit 50% of the basement for business use does not alter the residential character, as the use remains entirely internal and not visible externally.
- The requested increase from 150 m² to 151 m² is negligible and functionally insignificant.

Collectively, the variances result in no adverse impacts on neighbouring properties or the surrounding rural environment.

2. The Variances Are Desirable for the Appropriate Use of the Property

The requested relief enables a low-impact, knowledge-based home occupation to operate efficiently within a rural-residential setting. Agile Electromagnetics Inc. employs engineers and scientists engaged in computer-based research and collaborative technical design.

The property's size, configuration, and servicing capacity comfortably support the proposed use. The business remains clearly secondary and subordinate to the residential use of the dwelling.

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

The intent of the City of Ottawa Zoning By-law provisions for home-based businesses is to:

- Preserve the residential character of properties
- Prevent external commercial appearance
- Minimize noise, traffic, and servicing impacts
- Avoid commercial intensification in residential zones

The proposal maintains this intent:

- The business is fully contained within the dwelling, primarily in the basement
- No signage, exterior alterations, or visual indicators of commercial use are proposed
- There is no outdoor storage, equipment, or client activity
- All parking is accommodated on-site
- The residential appearance and function of the property remain unchanged

The requested variances are technical in nature and do not undermine the purpose of the by-law provisions.

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

The Official Plan supports home-based businesses that:

- Are compatible with surrounding residential uses
- Do not create adverse impacts
- Maintain an appropriate rural scale
- Contribute to economic activity

This proposal meets these objectives:

- It is a quiet, indoor, professional use
- It preserves the rural character and privacy of the property
- It supports local employment and flexible work arrangements
- It does not place additional demand on municipal infrastructure

Thus, the application aligns with the Official Plan's economic development, rural compatibility, and home-based business policies.

5. The Variances Do Not Establish a Negative Precedent

Approval of this application would not create an undesirable precedent. Minor variance applications under the Planning Act are evaluated on a site-specific basis, considering the unique characteristics of each property and proposal.

This property's large lot size, significant buffering, ample on-site parking, and the low-impact nature of the business distinguish it from typical rural-residential properties. The requested variances are therefore appropriate to this site and should not be interpreted as broadly applicable to other properties with different constraints.

6. Anticipated Concerns

Potential concerns related to traffic, neighbourhood impact, or incremental commercialization have been carefully considered and addressed through the design and operation of the business. Employee attendance is limited to three days per week with staggered arrival and departure times, all parking is accommodated on-site, and the use is entirely internal with no visual or functional impact on the surrounding area. As such, the proposal does not alter the character of the neighbourhood or introduce adverse effects.

III. Conclusion

In summary, the requested Minor Variances:

- **Are minor in nature**, with no measurable impacts
- **Are desirable**, enabling appropriate and efficient use of the property
- **Maintain the intent of the Zoning By-law**, preserving residential character
- **Maintain the intent of the Official Plan**, supporting compatible rural economic activity

We respectfully request the Committee's approval of these Minor Variances for 95 Constance Lake Road.

We are pleased to provide supporting materials, including a floor plan, parcel register, application form, and fee. Additional planning analysis can be provided upon request.

Sincerely,

Avery Stone-Peldiak

Project Coordinator / Agile Electromagnetics Inc.

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