

Application for Minor Variance
6071 James Bell Drive

March 23, 2026

City of Ottawa
Committee of Adjustment – Panel 3
101 Centrepointe Drive, 4th Floor
Nepean, ON K2G 5K7

Committee of Adjustment
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2026-04-29

City of Ottawa | Ville d'Ottawa
Comité de dérogation

Re: Application for Minor Variance – 6071 James Bell Drive

Dear Members of the Committee,

I am writing to formally submit an application for a Minor Variance pursuant to Section 45 of the *Planning Act* for the property municipally known as 6071 James Bell Drive. The subject property is located within a Rural Residential (RR10) Zone in Ward 21.

Description of the Proposal and Requested Variance

The proposed development involves the removal of an existing detached garage, which is currently located within both the 30-metre setback from the normal high water mark and the 15-metre regulated area administered by the Rideau Valley Conservation Authority (RVCA). In its place, the proposal includes the construction of a modest addition to the existing attached garage.

While the proposed garage addition will extend within the 30 meter setback, the following site conditions are important to note:

- The existing dwelling is already located within the 30-metre zoning setback from the watercourse;
- The existing detached garage currently encroaches into the RVCA-regulated area;
- The detached garage will be fully demolished as part of this proposal; and
- The proposed garage addition does **not** encroach into the RVCA-regulated setback.

It is also important to note that the existing pattern of development along James Bell Drive consists of residential dwellings that front the river and are generally constructed well within the 30-metre setback. The proposed garage addition is consistent with this established development pattern and will not introduce a new or atypical condition along the watercourse.

As a result, the proposal represents an overall reduction of development within the conservation authority's regulated area, while allowing for a functional and modest improvement to the existing residence.

This application seeks relief from the requirement under Zoning By-law 2008-250 to maintain a 30-metre setback from the normal high water mark of a watercourse. Approval is requested to permit a reduced setback of 15.05 metres, whereas a 30-metre setback is otherwise required.

Planning Rationale – Four Tests

The requested variance satisfies the four tests set out in Section 45 of the *Planning Act* for the following reasons:

1. The variance is minor in nature

The variance is minor as the property has long been developed within the 30-metre setback, consistent with the prevailing pattern of development along James Bell Drive. Importantly, the proposed addition remains outside the RVCA-regulated area and replaces an existing condition where a detached garage currently encroaches into that area. The proposal will not result in adverse impacts related to flooding, erosion, or environmental function, nor will it negatively affect neighbouring properties, the rural character of the area, or municipal services.

2. The variance is desirable for the appropriate development or use of the land

The variance enables the reasonable and efficient use of the property by consolidating garage space into a single attached structure and removing a detached garage from an environmentally controlled area. This represents a practical and desirable improvement that enhances functionality while reducing environmental impact.

3. The general intent and purpose of the Zoning By-law is maintained

The intent of the watercourse setback provisions is to protect natural features and minimize risks associated with flooding and erosion. By removing an existing structure from the RVCA-controlled area and ensuring that the proposed addition remains outside of it, the proposal maintains—and improves upon—the intent of the Zoning By-law.

4. The general intent and purpose of the Official Plan is maintained

The proposal is consistent with the City of Ottawa Official Plan policies that support the sensitive redevelopment of existing residential properties and the removal of non-conforming development from environmentally controlled areas. The proposal represents good planning and is appropriate for the site and surrounding context.

Conclusion

For the reasons outlined above, we feel that the requested minor variance satisfies all four tests under Section 45 of the *Planning Act*. We respectfully request that the Committee approve this application.

Should the committee require any additional information or documentation, I would be please to provide it.

Sincerely,

Ray Gerard

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