



April 23, 2026

To the City of Ottawa
Secretary Treasurer
Committee of Adjustment
101 Centerpointe Drive (fourth floor)
Ottawa, ON
K2G 5K7

Committee of Adjustment
Received | Reçu le

2026-04-24

City of Ottawa | Ville d'Ottawa
Comité de dérogation

Reference: **3028 Quail Run Ave, Ottawa**

Ward Information:

Number: 10
Ward Name: Gloucester-Southgate
Councillor Name: Jessica Bradley

Application by: Beechwood Building Design Services, Dean Buchholz

Owner: Chris Whipp, 343-202-2860, cjwhipp@gmail.com

Owner representative: Dean Buchholz

FILE # 26017

2.

Proposed Development

The proposed development is a three season room.

The rear yard setback requirement as per the Ottawa zoning bylaw is 10.19 meters/33 feet and 6 inches. The proposed addition will have a new rear yard setback of 6.47 meter. The applicant of this minor variance is asking for the acceptance of this setback distance, an minor variance of **6.47 meters which is 19.03% of lot depth rear yard setback of the 34 meter deep property.**

A.

For Zoning by-law (2008-250) , reference to the Zoning Bylaw is Section 155-156 and with infill, reference is Alternative Side Yard Setbacks affecting Low-rise Residential Density in the R1 to R4 Zones within the Greenbelt (Section 144 R1 Subsection (3)(ii Table 144B Column II). 1. minimum interior side yard setback= 1m 2.minimum rear yard setback= 30% of the lot depth (approx. 10.19 m) 3. Maximum height = 8.5 m

By-law 2026-50 The minimum rear yard setback is 25% of the lot depth (~8.5m) in the N2B zone. Section 802(9) in the New Zoning By-law also speaks to soft landscaping requirements in the N1-N6 zones. For the purpose of using this section, this property is in Area C of Schedule A **The owner is in compliance of soft landscaping.**

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B.

Section 144(3)(a) of the Zoning By-law requires a minimum rear yard area of 25%; however, the proposed development would provide a rear yard area of 19%, representing approximately 89.86 square metres, minor variance being sought being the difference of 32.76 square meters.

Neighbourhood

Quail Run Ave, Ottawa is in Gloucester, near Hunt Club Road and Bank Street, very close to Conroy Park. There are no sidewalks on either side of the street. The neighbourhood was developed in the 1990's. Housing lots are very similar in size. Adjacent lots depth ranges from 34 meters to 40 meters deep and 11 to 14 meters wide at the back property line. The style of the houses are two storey brick siding houses, with 3 to 5 bedrooms. Most of these houses have 6 foot high fences, cedar hedges and at least 1 or 2 maple trees in the back yard. All the houses on the street have a very similar street scape.

Existing Conditions

This property is a two storey brick-siding house with an attached garage, a rear yard in ground pool and an outdoor hot tub. Currently, **3028 Quail Run Ave, Ottawa** has an open air gazebo which will be removed and replaced with a three season room. The construction of this three season room will be in conjunction of improving many aspects of the rear yard including upgrading landscaping and flower beds. The full landscape plan is included with this application. Once the setback is granted, permit plans designed by a BCIN Designer will

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be provided to the City of Ottawa to ensure all aspects of the latest Ontario Building Code, the Electrical Code and all local bylaws will be adhered to.

There is a rear attached 3 season room being proposed at **3028 Quail Run Ave, Ottawa ON**. It would be described as similar to a Muskoka room where plenty of windows open to allow the breeze to blow through in warmer months, and the windows will be closed in the cooler months when the in ground pool and hot tub area in the rear yard is closed. The rear of the house is south facing. The predominant purpose of this room is to have respite from hot sun and rainy days, and yet be close to the outdoor hot tub and pool, to serve as an outdoor living space when the windows are opened. Adjacent ground pools are common, as seen in addresses 3024, 3032, and the rear yard neighbour at 2958 Sable Ridge Dr., Ottawa. Rear yard leisure in this neighbourhood is highly desirable.

The 4 Planning Act tests contained in section 45(1) of the Act are:

1. Is the application minor?

Yes. The request is to provide and a beautiful rear yard space, common to adjacent neighbours, with tasteful landscaping and a three season room which blends in to the surroundings. Replacing an open air gazebo, the neighbours will not see a large difference with the addition as it has plenty of windows and similar furniture within. The entire property is 455.58 sq m. The area of the proposed non-conforming proportion of the proposed sun room into the rear yard is 18.72 square meters. This represents only 4.1 % of the entire property. There will be no second floor addition

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over this three season room. Also, there is over 20 feet distance from the rear face of the three season room to the rear lot line. Visual impact will be minimal. The side yard setbacks are being complied. The height of the three season room is much lower than the allowable 8.5 meters maximum height. Regarding the 25% requirement for rear yard space, a gazebo in the same location in the summer uses the similar footprint and is used for a lounge area, similar to a three season room.

2. Is the application desirable for the appropriate development of the lands in question?

Yes, as similar properties on Quail Run and nearby streets have developed back yards into rear yard pool area properties. It is not uncommon to have a 1 floor breakfast room or rear yard gazebo in the rear yard.

3. Does the application conform to the general intent of the Zoning Bylaw? Yes. The

general intent of Ottawa's new zoning bylaw is to reshape the city's neighbourhoods to accommodate a growing population, increase housing supply and affordability, and align zoning with transit investments. It aims to replace outdated regulations with a more flexible framework that supports diverse housing options and sustainable development through 2046 and beyond. This addition will have no negative effects towards any of the general intents of the zoning bylaw. It is reflective of seasonal backyard recreational living.

4. Does the application conform to the general intent of the Official Plan? Yes, as quoted

directly from the Official Plan, "The new official plan outlines a comprehensive land use policy framework to guide growth and development within the city

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including policies and schedules that address housing and growth management long-term planning for employment and infrastructure; protect water resources, natural heritage and agricultural areas; manage non-renewable resources; plan for climate change; and safeguard public health and safety. “ This addition being applied for will have no negative effects towards any parts of the general intent of the Official Plan.

Minor Variance Application:

1. The Minimum Rear Yard Setback as per Section 144 (By-law 2020-289) R1 Zone located within Area A of Section 342, Subsection (3)(ii) Table 144B Column II-
"Minimum Rear Yard to be 30% of lot depth.

The rear wall of the proposed three season room is 6.47 meters. The Setback requirement is 10.19. The minor variance being sought is 6.47 meters which is 19.03% of lot depth rear yard setback.

For Zoning by-law (2008-250) , reference to the Zoning Bylaw is Section 155-156 and with infill, reference is Alternative Side Yard Setbacks affecting Low-rise Residential Density in the R1 to R4 Zones within the Greenbelt (Section 144). The provisions are:

1. minimum interior side yard setback= 1m
2. minimum rear yard setback= 30% of the lot depth (approx. 10.19 m)

Maximum height = 8.5 m

Section 144(3)(a) of the Zoning By-law requires a minimum rear yard area of 25%; however, the proposed development would provide a rear yard area of 19%, representing approximately 89.86 square metres. The

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minor variance being sought is 32.76 square meters

Rationale:

This is the most logical space for a three season room and is not overly large, but fits nicely into the area near the indoor pool and the hot tub. The current gazebo in the same footprint will be removed. A rear yard three-season room provides extended living space, allowing the to enjoy the outdoors while being protected from the elements, offering a versatile area for relaxation and entertainment throughout spring, summer, and fall. Although detached gazebos are allowed in the rear yard, attaining a minor variance to have an attached living space to the house keeps the look streamlined and not disjointed. It replaces lower quality temporary structures. It allows for a continuous streamline look from the side wall vantage point.

It is our opinion that the variances being sought are minor, are desirable for the development or use of land and the general intent of the Zoning By-law and the Official Plan is maintained. In support of the Consent to Sever and Minor Variance applications, please find attached:

One copy of the APPLICATION.

One copy of this COVER LETTER.

One copy of The DRAWINGS including elevations to scale

One full size copy of the SURVEY and 1 reduced copy.

Representative of Authorization is Dean Buchholz of Beechwood Building Design Services, and the signed form will be attached.

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Should you have any questions regarding any aspects of these applications please do not hesitate to contact myself.

Yours Sincerely,

Dean Buchholz

Owner, Manager - Beechwood Building Design Services

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