



COMMITTEE OF ADJUSTMENT OF THE CITY OF OTTAWA

DECISION MINOR VARIANCE PERMISSION

(Section 45 of the *Planning Act*)

File No.: D08-02-22/A-00206
Owner(s): Huntley Curling Club
Location: 199 Langstaff Drive
Ward: 5-West Carleton-March
Legal Description: Lot 18, Concession 3, Geographic Township of Huntley
Zoning: RI4
Zoning By-law: 2008-250

Notice was given and a public hearing was held on **August 17, 2022**, as required by the *Planning Act*.

PURPOSE OF THE APPLICATION:

At its hearing on June 15, 2022, the Committee adjourned the Consent Application (D08-01-22/B-00157) to allow the Owner time to apply for minor variances. The Owner has now submitted the required Minor Variance Application and wishes to proceed with the application to convey a portion of its property to the abutting property to the southeast known municipally as 147 Langstaff Drive.

RELIEF REQUIRED:

The Owner requires the Authority of the Committee for Minor Variances from the Zoning By-law as follows:

- a) To permit a reduced lot width of 74.09 metres, whereas the By-law requires a minimum lot width of 75 metres.
- b) To permit a reduced lot area of 9,147 square metres, whereas the By-law requires a minimum lot area of 10,000 square metres.
- c) To permit a reduced rear yard setback of 7.39 metres, whereas the By-law requires a minimum rear yard setback of 10 metres. (existing condition)

The application indicates that the Property is the subject of the above noted Consent application under the *Planning Act*.

PUBLIC HEARING:

The Committee heard from Krista Libman, Agent for the Applicant.

Also in attendance was Sean Harrigan of the City's Planning, Real Estate and Economic Development Department.

DECISION AND REASONS OF THE COMMITTEE: APPLICATION GRANTED

The Committee considered any written and oral submissions relating to the application in making its Decision.

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.

Based on the evidence, the Committee is satisfied that the requested variances meet all four requirements under subsection 45(1) of the *Planning Act*.

The Committee notes that the City's planning report raises "no concerns" regarding the application, highlighting that "[t]he requested variances also adhere to the general intent of the Official Plan and Zoning By-law as they maintain the Village and rural character and sufficient space for the currently permitted land uses."

The Committee also notes that no evidence was presented that the requested variances would result in any unacceptable adverse impact on neighbouring properties.

Considering the circumstances, the Committee finds that, because the proposal fits well in the area, the requested variances are, 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. The Committee also finds that, because the proposal respects the character of the area, the requested variances maintain the general intent and purpose of the Official Plan. In addition, the Committee finds that the requested variances maintain the general intent and purpose of the Zoning By-law because the proposal represents orderly development of the property that is compatible with the surrounding area. Moreover, the Committee finds that the requested variances are minor because they will not create any unacceptable adverse impact on abutting properties or the neighbourhood in general.

The Committee therefore authorizes the requested variances.

NOTICE OF RIGHT TO APPEAL:

To appeal this decision to the Ontario Land Tribunal (OLT), a completed appeal form along with payment must be received by the Secretary-Treasurer of the Committee of Adjustment by **September 15, 2022**, delivered by email at cofa@ottawa.ca and/or by mail or courier to the following address:

Secretary-Treasurer, Committee of Adjustment,
101 CentrepoinTE Drive, 4th floor, Ottawa, Ontario, K2G 5K7

The Appeal Form is available on the OLT website at <https://olt.gov.on.ca/>. The OLT has established a filing fee of \$400.00 per type of application with an additional filing fee of \$25.00 for each secondary application. 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. If you have any questions about the appeal process, please contact the Committee of Adjustment office by calling 613-580-2436 or by email at cofa@ottawa.ca.

Only individuals, corporations and public bodies may appeal Decisions in respect of applications for consent to the OLT. A notice of appeal may not be filed by an unincorporated association or group. However, a Notice of Appeal may be filed in the name of an individual who is a Member of the Association or group on its behalf.

Please note that there are no provisions for the Committee of Adjustment or the OLT 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.

DECISION SIGNATURE PAGE**PAGE DE SIGNATURE DE LA DÉCISION**

File No. / Dossier n°: D08-02-22/A-00206
Owner(s) / Propriétaire(s): Huntley Curling Club
Location / Emplacement: 199 Langstaff Drive

We, the undersigned, concur in the decision and reasons of the Committee of Adjustment.

Nous, soussignés, souscrivons à la décision et à la justification ci-devant rendues par le Comité de dérogation.

“Fabian Poulin”

**FABIAN POULIN
VICE-CHAIR / VICE-PRÉSIDENT**

Absent / Absent

**TERENCE OTTO
MEMBER / MEMBRE**

“Martin Vervoort”

**MARTIN VERVOORT
MEMBER / MEMBRE**

“Steven Lewis”

**STEVEN LEWIS
MEMBER / MEMBRE**


Absent / Absente

**JOCELYN CHANDLER
MEMBER / MEMBRE**

This is a true copy of the Decision of the Committee of Adjustment of the City of Ottawa.

Celle-ci est une copie conforme de la décision rendue par le Comité de dérogation de la Ville d'Ottawa.

**Date of Decision / Date de la décision
August 26, 2022 / 26 août 2022**



**Michel Bellemare
Secretary-Treasurer / Secrétaire-trésorier**