



**COMMITTEE OF ADJUSTMENT  
FOR THE CITY OF OTTAWA**

**COMITÉ DE DÉROGATION  
POUR LA VILLE D'OTTAWA**

**DECISION/DÉCISION  
MINOR VARIANCE/PERMISSION  
DEMANDE DE DÉROGATIONS MINEURES/PERMISSION**  
(Section 45 of the *Planning Act*)  
(Article 45 de la *Loi sur l'aménagement du territoire*)

**File No./Dossier n°:** D08-02-19/A-00151  
**Owner(s)/Propriétaire(s):** Matt Roy, Stephanie Roy, Dan Milks and Doritt Crosby  
**Location/Emplacement:** 2073 Dovercourt Avenue  
**Ward/Quartier:** 7 - Bay  
**Legal Description/  
Description officielle:** Part of Lot 96, Registered Plan 318915  
**Zoning/Zonage:** R1PP  
**Zoning By-law/  
Règlement:** 2008-250

Notice was given and a Public Hearing was held on July 3, 2019, as required by the *Planning Act*.

**PURPOSE OF THE APPLICATION/OBJET DE LA DEMANDE:**

The owners want to construct a 4.87 m x 9.75 m two-storey addition on the east side of their existing dwelling that will include a one-car attached garage on the ground floor with living space above, as shown on plans filed with the Committee.

**RELIEF REQUIRED/DISPENSE REQUISE:**

**The Committee considered the applicant's request for the following minor variances from the Zoning By-law:**

In order to proceed, the owners require the authority of the Committee to permit a reduced total side yard setback of 2.4 metres (0.6 metres on the east side and 1.8 metres on the west side), whereas the By-law requires a minimum total side yard setback of 3 metres, with no yard less than 1.2 metres.

The application indicates that the property is not the subject of any other current application under the *Planning Act*.

**PUBLIC HEARING/AUDIENCE PUBLIQUE:**

The Committee heard a presentation from Ms. S. Roy and from Mr. M. Roy, two of the owners of the property. Also in attendance was Ms. S. Turkington and Mr. K. Walker from the City's Planning, Infrastructure and Economic Development Department (PIEDD).

Mr. Roy explained that because the laneway is located two feet lower than the main part of the house, the variance is required in order to create a space large enough to incorporate stairs in the garage in order to get into the house. Mr. Roy confirmed that there will be no encroachment from the eaves to the property line.

**DECISION AND REASONS OF THE COMMITTEE:      APPLICATION GRANTED**  
**DÉCISION ET MOTIFS DU COMITÉ:                      DEMANDE ACCORDÉE**

The Committee, having considered the evidence presented and having reviewed the plans and correspondence on file, note that the relief sought is for a reduced total side yard setback and that the proposal meets all remaining provisions of the Zoning By-law. The Committee notes a letter of support on file and that no concerns were raised by the City's PIEDD, or by any area residents or technical agencies circulated notice of this application. The Committee is satisfied that there will be no undue adverse impact resulting from the proposal.

In light of the foregoing, the Committee is satisfied, in all the circumstances and in this instance, that the variance sought is minor, that it is desirable for the appropriate development or use of the land and that the general intent and purpose of the Zoning By-law and the general intent and purpose of the Official Plan are maintained. This application is granted subject to the location and size of the proposed construction being in accordance with the plans filed and Committee of Adjustment date stamped June 6, 2019, as they relate to the variance sought.

**NOTICE OF RIGHT TO APPEAL/AVIS DE DROIT D'APPEL:**

To appeal this Decision to the Local Planning Appeal Tribunal, an Appeal Form along with a certified cheque or money order payable to the Ontario Minister of Finance must be filed with the Secretary-Treasurer of the Committee of Adjustment by **August 1, 2019**, delivered to the following address:

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

The Appeal Form is available on the Tribunal's website at [www.elto.gov.on.ca](http://www.elto.gov.on.ca). The Tribunal has established a filing fee of \$300.00 per type of application with an additional filing fee of \$25.00 for each secondary application. 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](mailto:cofa@ottawa.ca).

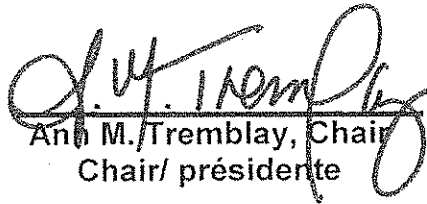
Only individuals, corporations and public bodies may appeal Decisions in respect of applications for consent to the Local Planning Appeal Tribunal. A notice of appeal may not be filed by an unincorporated association or group. However, a Notice of Appeal may be filed in the name of an individual who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

DECISION SIGNATURE PAGE  
PAGE DE SIGNATURE DE LA DÉCISION

File No./Dossier n°: D08-02-19/A-00151  
Owner(s)/Propriétaire(s): Matt Roy, Stephanie Roy, Dan Milks and Doritt Crosby  
Location/Emplacement: 2073 Dovercourt Avenue

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.


  
Ann M. Tremblay, Chair  
Chair/ présidente

ABSENT

  
Nadine Tischhauser

  
Scott Hindle


  
Kathleen Willis


  
Colin White

I, Krista Libman, Secretary-Treasurer of the Committee of Adjustment for the City of Ottawa, certify that the attached is a true copy of the Decision of the Committee with respect to the application recorded.

Je, soussignée, Krista Libman, secrétaire-trésorière du Comité de dérogation pour la Ville d'Ottawa, confirme que l'énoncé ci-joint est une copie conforme de la décision rendue par le Comité à l'égard de la demande visée.

July 12, 2019

  
Date of Decision  
Date de la décision

  
Warnia Brenning  
AI Secretary-Treasurer/ AI Secrétaire-trésorière