



COMMITTEE OF ADJUSTMENT OF THE CITY OF OTTAWA

DECISION MINOR VARIANCE / PERMISSION (Section 45 of the *Planning Act*)

File No.: D08-02-21/A-00162
Owner(s): Roxie Graystone
Location: 2111 Knightsbridge Road
Ward: 7 - Bay
Legal Description: Lot 43, Registered Plan 314932
Zoning: R1O
Zoning By-law: 2008-250

Notice was given and a Public Hearing was held on **August 4, 2021**, as required by the *Planning Act*.

PURPOSE OF THE APPLICATION:

The Owner wants to demolish and rebuild the existing attached garage, with second-storey living space above, and to construct a new addition to the rear of the existing two-storey detached dwelling, as shown on plans filed with the Committee.

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 side yard setback of 0.962 metres, whereas the By-law requires a minimum side yard setback of 1.2 metres.
- b) To permit a reduced total interior side yard of 2.7 metres, whereas the By-law requires a minimum total interior side yard setback of 3.0 metres.

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

PUBLIC HEARING:

The Chair administered an oath to Mr. R. Graystone, Owner of the property, who confirmed that the statutory notice posting requirements were satisfied.

Also in attendance was Ms. M. Wakula of the City's Planning, Infrastructure and Economic Development Department (PIEDD).

DECISION AND REASONS OF THE COMMITTEE: APPLICATION GRANTED

The Committee considered any written and oral submissions relating to the application in making its Decision, including a letter of support from the abutting property owner.

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 PIEDD report raises "no concerns" with the application, highlighting that, "no increased adverse impact on the neighbouring properties with the requested relief is anticipated," and that, "the east elevation contains no windows that might be a concern for an overlook."

Considering the circumstances, the Committee finds that, because the proposal will respect and enhance the character of the existing streetscape, the requested variances are, from a planning and public interest point of view, desirable for the appropriate use of the land, building or structure on the property. The Committee also finds that, because the proposed renovation and expansion of the dwelling will contribute positively to the urban renewal 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 proposed reduced side yard setback preserves and extends an existing condition on the site. Moreover, the Committee finds that the requested variances, both individually and cumulatively, 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, **subject to** the location and size of the proposed construction being in accordance with the plans filed and the Committee of Adjustment date-stamped May 14, 2021, as they relate to the requested variances.

NOTICE OF RIGHT TO APPEAL:

To appeal this decision to the Ontario Land Tribunal (OLT), 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 **September 2, 2021**, delivered 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. 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.

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

File No. / Dossier n°: D08-02-21/A-00162
Owner(s) / Propriétaire(s): Roxie Graystone
Location / Emplacement: 2111 Knightsbridge Road

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

Nous, soussignés, souscrivons à la décision et aux motifs rendus par le Comité de dérogation.

"Ann M. Tremblay"

**ANN M. TREMBLAY
CHAIR / PRÉSIDENTE**

"Kathleen Willis"

**KATHLEEN WILLIS
MEMBER / MEMBRE**

"Scott Hindle"

**SCOTT HINDLE
MEMBER / MEMBRE**

"Colin White"

**COLIN WHITE
MEMBER / MEMBRE**

"Julia Markovich"

**JULIA MARKOVICH
MEMBER / MEMBRE**

I, Michel Bellemare, 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, soussigné, Michel Bellemare, secrétaire-trésorier 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.

Date of Decision / Date de la décision
August 13, 2021 / 13 août 2021


Michel Bellemare
Secretary-Treasurer / Secrétaire-trésorier