

Applicant / Owner	Subject Property
Dan St. Pierre 3953 Trim Road Ottawa, Ontario	Concession 8 Lot 11 (Navan) City of Ottawa

**Four Tests:**

1. *Is this application minor? Yes*

We are asking for a rear yard setback adjustment of 1.41m, and a maximum lot coverage of 3.18% extra.

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

This is a rural community with large lots and plenty of space between neighbors houses.

3. *Does the application conform to the general intent of the zoning by-law? Yes*

The intent of this application is to remain on good terms with neighbours and the community we live in.

4. *Does this application conform to the general intent of the official plan? Yes*

This will help to create a more vibrant and healthy community by allowing conversation and dialogue with neighbours.

**ZONING: V1E**

**APPLICATION:**

Under Section 45(1) of the *Planning Act*, the applicant is requesting the Committee of Adjustment to authorize a minor variance to permit the construction of an extension to an existing garage on the subject property proposing the following variance(s):

No	Zoning By-law Regulation	Variance Request
1	<b>Section 232(e) vi)</b> Minimum Rear Yard Setback of 7.50m	To permit a rear yard of 6.09m, no proposed windows for the rear wall of the proposed garage extension.
2	<b>Section 232(e) vii)</b> Maximum Lot Coverage of 15%	To permit a maximum lot coverage of 18.18%

The neighbourhood consists of both one and two-storey dwellings that are original to the area and two-storey dwellings that are newly constructed. There are one sidewalk on the east side of the road and the property is accessed via a driveway that is located off Trim Road. The property is located on a two way road, one lane each way without a centre median.

**Variance #1 – Rear Yard Setback**

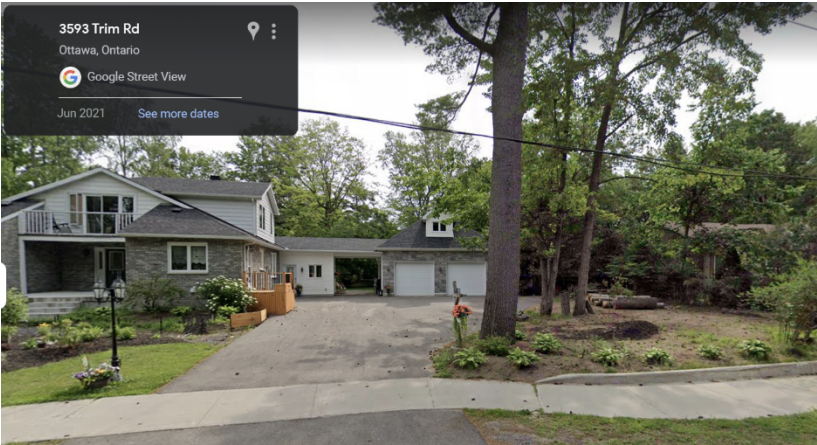
The applicant requests relief from Zoning By-law 2008-250 Section 232 (e) vi) to permit a rear yard of 6.09m. There will be no intrusion of privacy for the neighbours because of no windows on the rear wall of the proposed garage extension. As well, the trees will cover the the side of the yard (as shown in the pictures attached)

**Variance #2 – Lot Coverage**

The applicant requests relief from Zoning By-law 2008-250 Section 232 (e) vii) to permit a maximum lot coverage of 18.18%. The extension of the garage is necessary to meet the every day needs of a growing family in terms of storage, occasional sheltered workspace for school projects among other hobbies.

Respectfully,  
Dan St. Pierre, Homeowner

3D Proposed Construction From Trim Road



Existing Facade From Trim Road



Proposed Garage Extension