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*Project Planning . Municipal Planning . Environmental Planning . Land Development*

February 28, 2023  
Our File: 260-Dev  
Your File: D08-02-22/A-0058

Committee of Adjustment Ottawa  
101 Centrepont Drive  
Ottawa, ON. K2G 5K7

**Committee of Adjustment**  
Received | Reçu le  
**Revised | Modifié le : 2023-03-01**  
City of Ottawa | Ville d'Ottawa  
**Comité de dérogation**

Attention: Mr. M. Bellemare, Secretary-Treasurer  
Dear Mr. Bellemare:

Based upon the previous submission and comments from Planning Staff, the following is offered for your consideration.

The proposal is to expand the existing building such that there will be a total of six (6) dwelling units within its confines. The development of this parcel of land will require the following minor variances as stated herein. Sections (a) to (d) mimic Section 5 of Minor Variance Application Details:

- a) To permit a reduced westerly side yard setback of 0.70 m from 1.5m (Table 162 – R4 subzone R4UA)
- b) To permit a reduced front yard setback of 0.48m whereas the by-law requires an average of 1.5 metres;
- c) To permit a rear lot depth of 23% of the lot depth or 4.93 metres whereas the by-law requires a rear lot depth of 25% of the lot depth or 5.2 metres; and
- d) To reduce the lot area to 259.12 square metres whereas the by-law requires a minimum lot area of 360 square metres (Table 162 – R4UA subzone).

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A Tree Information report as revised is also attached for the Committee's information.

The variances requested are based upon comments from Planning Staff as well as the Community Association and neighbours.

The concerns of what is desirable and appropriate are answered as the proposal seeks to add residential units which have no impact upon the surrounding area with little impact upon the neighbourhood and nearby residences. The revised drawings seek to demonstrate that fact.

To summarize, the proposal meets and addresses the four tests of Section 45(1) of The Planning Act.

Thanking you in advance we remain

Yours truly

**WRIGHT CONSULTING SERVICES**

Per:



Michael Wright  
Principal Planner

OFFICE USE ONLY			
Application No	Application Received		
Date Application Deemed Complete	Staff Person Present		
Fee Received	<input type="checkbox"/> YES <input type="checkbox"/> NO	Committee of Adjustment	
	<input type="checkbox"/> YES <input type="checkbox"/> NO	Conservation Partners	
	<input type="checkbox"/> YES <input type="checkbox"/> NO	Planning Review	
	City Ward #	Panel #	
	Former Municipality		

## SECTION 5: Application Details

a) Minor Variance Requested:	To permit a reduced westerly side yard of 0.70 metres
By-Law Requirement:	1.5 metres
By-law Section:	Table 162 - R4 subzones [R4UA]
b) Minor Variance Requested:	To permit a reduced front yard setback of 0.48 metres
By-Law Requirement:	By-law requirement is 1.5 metres as an average calculation
By-law Section:	Table 162
c) Minor Variance Requested:	To permit s reduced rear lot depth of 4.93 metres
By-Law Requirement:	Required lot depth od 5.20 metres
By-law Section:	Table 162 - R4 subzones {R4UA}
d) Minor Variance Requested:	To permit a reduced lot area of 259.12 square metres
By-Law Requirement:	360.0 square metres
By-law Section:	Table 162 - R4 subzones {R4UA}
e) Minor Variance Requested:	
By-Law Requirement:	
By-law Section:	
f) Minor Variance Requested:	
By-Law Requirement:	
By-law Section:	

**Please attach a separate sheet if additional variances are required.**