

February 8, 2023

Committee of Adjustment
101 Centrepointe Drive, 4th Floor
Ottawa, ON K2G 5K7
Email: cofa@ottawa.ca
Tel.: 613-580-2436
Fax: 613-580-2425

Committee of Adjustment
Received | Reçu le
2023-03-15
City of Ottawa | Ville d'Ottawa
Comité de dérogation



Attention: Committee Member:

RE: Committee of Adjustment - Application for minor variance

Partners

Barry J. Hobin
OAA, FRAIC, Hon. Fellow AIA

Wendy Brawley
OAA, MRAIC, Associate AIA

Douglas Brooks
Senior Arch. Tech.

Marc Thivierge
OAA, MRAIC

Reinhard Vogel
Senior Arch. Tech.

Gordon Lorimer
FRAIC, Partner Emeritus

William A. Davis
MRAIC, Partner Emeritus

Directors

Dan Henhoeffler
Senior Arch. Tech

Melanie Lamontagne
OAA, MRAIC

Patrick Bisson, OAA, MRAIC

Rheal Labelle
Intern Architect (OAA)

Associates

Bryan Bonell, OAA, MRAIC

Alison Michelin
Lic. Tech. OAA

Dear Committee Members:

Please find enclosed application for **minor variance /permission** for the property located at **131 Winding Way**. The subject property is **zoned R1E**.

In reference to the **City of Ottawa by-law, Part 2 General Provisions – Section 69 – Setback from Watercourses**, we note the following.

A **minimum setback of 30m** from the high water mark is required for any building or structure.

Hobin Architecture was retained to design the new single family dwelling currently under construction. The proposed landscape design includes an in-ground pool with a surrounding landscape pool terrace. The proposed landscape pool terrace is designed with an engineered concrete slab with **2 proposed overhangs of 3.05m and 3.6m** into the required 30m high water mark setback along the rear yard along the Rideau River.

Note: All structures that project into the required 30m high water setback do not touch the ground. They are engineered overhangs projecting above grade. The foundation structures supporting the overhang comply with the minimum 30m high water mark as required by Section 69.

We therefore note that in our opinion this variance meets the 'four test'

- The variance is minor in nature.
- The variance is desirable for the appropriate development of use of the property.
- The general intent and purpose of the zoning by-law is maintained.
- The general intent and purpose of the Official Plan is maintained.

Sincerely,

Rheal Labelle,
Director, Hobin Architecture.

**Hobin Architecture
Incorporated**

63 Pamilla Street
Ottawa, Ontario
Canada K1S 3K7

t 613-238-7200

f 613-235-2005

hobinarc.com