

City of Ottawa
Committee of Adjustment
110 Laurier Ave. West
Ottawa ON
K1P1J1

Frans Vereyken
1021 Brookfield Rd. E
Ottawa, ON
K1V 6H9
(613) 618-8791

Committee of Adjustment
Received | Reçu le

2023-04-11

City of Ottawa | Ville d'Ottawa
Comité de dérogation

March 13, 2021

To Whom it may Concern,

I would like to add an addition to my home at 1021 Brookfield Rd East. We have been living here since January 2010 and as our family grows, we have decided that we would like to stay in the community and make the house more suitable for our needs. I would like to add a basement rec room, larger dining/kitchen area, new garage with entry and master bedroom in the loft above. Unfortunately, this plan does not meet the building code requirements so I will need to apply for three minor variances in order to proceed. The 1st infraction is regarding the garage setback. Because my home is on the back property line I have no choice but to develop in front, thus violating the garage entry zoning bylaw (S.139 front facing garages). The second would be the rear yard setback, (S.144). Code requires 8.79m where my plan allows for 8.2m. The 3rd and last is the Brookfield Rd side setback, (S.144 alternative yard). Code is 4.5m and my plan is 3m. I have confirmed that all these variances are minor and that they maintain the general intent of the bylaw. I have also talked with my neighbours and the local community association and have received only positive feedback.

Sincerely,

Frans Vereyken

