

Cover letter to the Committee of Adjustment for Minor Variance

We are requesting a minor variance to allow us to build a detached storage garage on our property in a location close to our existing house. This garage would replace an existing detached shed and provide additional storage for our extra vehicles as well as a small area for an amateur woodcarving studio. After the completion of construction of the new detached garage, the old detached shed would be removed.

Please consider this application for approval of the following 2 minor variances:

- Minimum interior side yard Section 55 requires a 5 meters setback. Proposed at 1.68 meters
- Minimum setback from watercourse Section 69 requires 30 meters. Proposed at 15.4 meters
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In support of our request, you will find attached:

- Approval Permit no. 2022-GLO-R082 from the South Nation Conservation Authority for the proposed location.
- Slope analysis study report from LRL Associates Ltd. reflecting no existing or future potential problems.
- Grading plan.

We believe that our request for a minor variance for an interior side yard setback reduction to 1.68 meters from 5 meters would be considered as minor since our property is in rural Ottawa and is bounded by only municipal roads and the Hydro Ottawa Transmission Line. The proposed location would maintain the general intent and purpose of the existing Official Plan and would not impact the Zoning By-Law since there would be no commercial or mechanical work carried out in this storage garage.

The main reason for the proposed location of this new garage is its accessibility from the house since it would also be used as an amateur woodcarving studio. The supply of electricity and services to the proposed new garage from the existing home would also be more economical and practical.

The proposed location has already been approved by the South Nation Conservation Authority (permit no. 2022-GLO-R082). The set back from the watercourse should be 30 meters however we are requesting permission to build at 15.4 meters. This set back enables us to align the rear right corner of the new garage to our existing house. As you can see from the drawing, that distance is for one of the corner of the covered storage only to enable me to dry my carving wood. This is not going to be used as a traditional car port. The watercourse on our property is only a small ditch seasonal in nature and dry most of the year.

The pond at the rear of the property was manmade many years ago and was used as a skating rink. There is no water running in or out of it and the water to this pond is supplied from our well which is one foot from the edge of the pond. To our knowledge, the pond does not support any fish or wildlife and in the summer it is coated with green algae. There is no remarkable difference in water level in the spring.

The proposed location enables us to save 5 mature trees and retain the existing driveway which means less impact on the environment. We would need to relocate only 1 smaller tree (planted about 15 months ago). In addition, even though the slope stability report from LRL Associates Ltd. indicates no existing or potential problems with its stability, we are prepared to plant additional trees in the slope to further improve the slope stability in this area.

Building in the proposed location would maintain our property value and be an asset to the neighbourhood. The only other possible option for the location of this new garage would be directly in our front yard and close to the road. This is not feasible for us for the following reasons: (1) it would not be financially viable for us to bring electricity and services to this location; (2) it would be too far from the main house to be efficient for our use; and (3) it would detract from the aesthetics of our property and therefore decrease it's value.

We hope that you will agree and approve these variances so that we can best use and enjoy our rural property.

Thank you

Francine Perras & Raynald Lavigne