

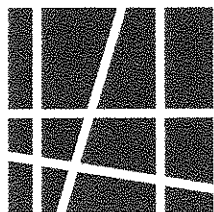
July 11, 2023

Committee of Adjustment
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Committee of Adjustment
Received | Reçu le

Revised | Modifié le : 2023-07-25

City of Ottawa | Ville d'Ottawa
Comité de dérogation



HOBIN
ARCHITECTURE

RE: Committee of Adjustment - Application for minor variance

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**.

The above noted project requires relief for the following 2 variances.

1. To vary **City of Ottawa by-law Section 107(3b)** to permit a driveway to be located between the front wall of a dwelling and the street.
2. To vary the **City of Ottawa by-law, Part 2 General Provisions – Section 69 – Setback from Watercourses** where 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 plan includes an in-ground pool with a surrounding landscape terrace. The design for the proposed landscape terrace originally included two overhangs of 3.05m and 3.6m into the required 30m high water mark setback. The RVCA requested an adjournment to encourage an alternate design that would be more acceptable and better align with their guidelines. In response to the RVCA comments, Hobin Architecture is proposing a revised design to include 1 overhang of **4.8m** into the required 30m high water mark setback in 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,
Partner, Hobin Architecture.

Partners

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