

Mr. Randy Bell
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Committee of Adjustment
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City of Ottawa | Ville d'Ottawa
Comité de dérogation

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I'm seeking a minor variance, for a reduction in the required setback for the front south east corner and south property line.

An existing carport is currently on the exact location where the garage would be built. The carport was built with the house in 1958 and has been repaired over the years but not altered in size or location.

I've spoken with Rideau Valley conservation Authority (Eric Lalonde) and The City of Ottawa planner (Christine Culley) about extending the carport to the rear (west side) of the property and there have been no objections or limits from either of those agencies.

The proposed garage would increase in height by approximately 3' ft and remain will within height restriction and be lower than the neighbouring homes. An extension to the rear of approximately 6' ft is also requested. The proposed garage would be 8.84 meters long by 6.39 meters wide.

I've spoken the neighbours who are closest to my home and there are no objections.

I do require a minor variance; however, it does pass the 4 tests:

1. The proposal does maintain the general intent and purpose of the official plan.
2. The proposal is seeking a variance in the bylaw to reduce the side yard set back for a garage. However there has always been a carport on the existing footprint that I am requesting permission to build on.
3. Yes, I would say the proposal is desirable for the appropriate use of the land as it would be improving the ascetics of the property from its current state.
4. Yes, the proposal is minor. I would like to construct a garage on the existing footprint of a carport which is not very attractive.

Regards,

Randy Bell