

City of Ottawa
Committee of Adjustment
101 CentrepoinTE Drive, 4th Floor
Ottawa, ON
K2G 5K7



August 22, 2023

Re: 5689 Loggers Way Minor Variance

To Whom it May Concern,

Please find attached our application for minor variances at 5689 Loggers Way.

The purpose of the application is to allow for an existing single storey garage to be converted into a 2-storey storage building with 'hobby room' to be build as per the draft plans provided. The footprint of the existing garage will remain the same and no grading or site work is required to complete this renovation/addition. The homeowners dwelling is slab on grad construction which is why additional storage is required.

We are asking for three minor variances with our proposal. We required an increased allowed floor area to 130 sq.m, increased building height to 6.6m and a reduced side yard setback to 3.21m. With respect to the "four tests" taken into consideration, we feel that this request meets all four. Although the floor area is increasing the footprint will remain the same. The required building height for an accessory building is 6m, our request is only 0.6m more to allow for a standard 8' ceiling on the upper level. The existing garage met the side yard setbacks in the former West Carleton Township when it was originally constructed, and we are maintaining the same side yard setback. Finally, the overall intent of the zoning by-law and Official Plan are both maintained in this case since accessory buildings are an allowable use under the current by-law in the RR5 zone.

Please don't hesitate to contact me if you have any further questions.

Thank you,

Caitlin Kubiseski
Projex Design Build
caitlin@projexdesignbuild.com