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Date: July 11, 2022

Property: 4616 Donnelly Drive, Burritts Rapids, City of Ottawa

RE: Application for Permission

Committee of Adjustment
Received | Reçu le

Revised | Modifié le : 2023-09-05

City of Ottawa | Ville d'Ottawa
Comité de dérogation

Summary:

The Owners, Martin and Josee Desjardins, would like to re-build a garage which is in extreme need of repair. The garage was built in the early 1970's. The garage encroaches into the side yard setback. The RU Zone setback is 5m and the garage is at 2.2m from the property line.

The existing home sits on a non-conforming lot (due to lot size), so alternative attached garage locations are limited and would add costs to a project that is needed by the Desjardins.

The Owners would like to re-build the garage as it is in very bad repair. The original build did not include a solid foundation and the roof structure is minimal.

The project that the Owners would like to accomplish is to rebuild the concerning structure to current building code and add a total of 36.5 sq. metres (393 sq. Ft.). The new footprint would include a two car garage, a mudroom, and an additional room for working from home. The added space to the back of the garage would be situated outside the side yard setback.

Mr. Desjardins has a disability that is progressing and the new construction will ensure that he can stay and manage in the home.

Is this a minor request?

The garage exists and, therefore, the re-build will not encroach any further into setback than it currently does. As noted above, the garage has been in existence since the early 1970s - 50 years.

Does the request meet the intent and purpose of the Official Plan?

The zone and the location is one where single family homes with garages are in the majority.

Does the request meet the intent and purpose of the Zoning By-law?

The proposed doesn't encroach further into the setback than the original garage which was built in the 1970s. Due to the size of the lot, locating the garage elsewhere would add to the costs involved in providing an attached garage.

Is the request suitable for the use of the land?

The zone and the location is one where single family homes with attached garages are in the majority.

Should you have any question about this request, please contact the undersigned.

Yours Truly,



E. Jane Wilson, OAA, LEED AP

E. Jane Wilson, Architect

CC: Martin and Josee Desjardins.