

Laura Hands Design Inc.

27 Maitland Street PO Box 511
Richmond, Ontario K0A 2Z0
Phone 613.838.2076

Project:

7393 Rideau Valley Drive South, Osgoode, Ontario

Attention:

City of Ottawa, Committee of Adjustment

Four Tests

Date: September 13, 2023

Committee of Adjustment

Received | Reçu le

2023-12-01

City of Ottawa | Ville d'Ottawa

Comité de dérogation

The following explanation of the project confirms that the proposed minor variances for 7393 Rideau Valley Drive South comply with the following criteria known as the "four tests".

Summary of the project:

The existing bungalow currently sits 23.87 meters away from the Rideau River. The proposed project will provide a setback of 26.51 meters away from the Rideau River by completing the following scope of work.

A 11'-11" x 41'-8" portion of the existing bungalow at the river side will be removed and replaced to the road side of the bungalow to create a larger setback from the Rideau River. The existing middle area of the bungalow will remain in the existing location and undergo a safe access and floodproofing crawl space addition and renovation to the existing ground floor. An addition area of 49.61sm, which is aligned with the RVCA development policies, will then be added to the road side. Therefore, the road side setback will change from 25.05 meters to 16.97 meters.

Four Tests:

1. The variance is minor:

The minor variances requested are positive and minor in nature. The setback from the Rideau River is increasing by 2.64 meters from the existing bungalow to the proposed. There is no request in this application to encroach on any other required setbacks. The river side setback will be greater, the road side setback is to reduce and the side yard setbacks are to remain the same. The proposed addition area of 49.61sm is aligned with the RVCA development policies guide of allowing a 50sm addition where elements such as safe access and floodproofing which will be demonstrated as part of the design.

2. The variances are desirable for the appropriate development of use of the property:

The proposed construction is desirable and beneficial to the area. This request for the development is appropriate for the use of this property and surrounding neighborhood to update an old dated bungalow to create a new attractive single family residence.

3. The general intent and purpose of the Zoning By-law is maintained:

The general intent of the Zoning By-law shall be maintained by moving a portion of the building away from the Rideau River.

4. The general intent and purpose of the Official Plan is maintained:

The request and intent for the minor variances benefits the vision for the neighborhood. Renovating and adding to the existing bungalow will create more landscape/green space to the river side.

To conclude, the minor variance of construction within 30 meters of the water is not able to be avoided. It is considered a positive to move a portion of the existing building as far from the Rideau River as possible without demolishing the full building and leaving room for a new septic system. Also, the added area of 49.61sm will provide a practical and functional floor area for a modest single family dwelling.

Thank you for your consideration,

Laura Hands

Laura Hands Design Inc.

laura@laurahandsdesign.ca

613.838.2076