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**Richard Carroll and Karen Bruce**

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**Committee of Adjustment**  
Received | Reçu le

2023-12-12

City of Ottawa | Ville d'Ottawa  
**Comité de dérogation**

December 12, 2023

**Kendra Becking**

Committee of Adjustment  
City of Ottawa Planning Department  
101 Centrepointe Drive, Nepean ON

Dear Ms. Becking,

This letter addresses the four requirements under subsection 45(1) of the *Planning Act*.

The building is a single-level small family home. We are renovating the existing house, which was built by Richard's father in 1953 and whose foundation was built by his ancestors over one hundred years ago. This is the house where Richard was born and raised and where we plan to live in our retirement.

Since the house is pre-existing we require a minor variance to address two issues; the well and septic system are both separate from those of the principal house, and the setback from the road is 5m instead of 10m.

The well and septic system have been in use and well maintained since 1970, and site conditions prevent easy sharing of either the well or septic system with the principal house. The setback from the road is pre-existing and suits the house and its surroundings.

The variance is minor because the house has existed in this location since 1953 with its existing well and septic system since 1970. It is on a dead-end road and the neighbours are all familiar with and fond of this house, and are approving of our plans to renovate it.

The general intent and purpose of this renovation, and the reason for the variance, is to modernize and renovate a pre-existing house, keeping the original footprint and foundation.

Sincerely,



**Richard Carroll**



**Karen Bruce**