

Applicant / Owner	Subject Property	<div style="border: 2px solid blue; padding: 10px;"> <p style="color: blue; margin: 0;">Committee of Adjustment Received Reçu le</p> <p style="color: red; margin: 0;">Revised Modifié le : 2023-10-10</p> <p style="color: blue; margin: 0;">City of Ottawa Ville d'Ottawa Comité de dérogation</p> </div>
Karen Proud 1342 Corkery Road Carp, Ontario	Concession 8 Lot 13 (Carp) City of Ottawa PIN: 04540-0098	

ZONING: RU

APPLICATION:

The applicant is looking to convert an existing garage into a coach house with the footprint & location of the existing structure to remain exactly the same as it currently is. However, the footprint of the existing garage exceeds the footprint for a coach house under the current By-Law Regulations. As such, under Section 45(1) of the *Planning Act*, the applicant is requesting the Committee of Adjustment to authorize a minor variance to permit the conversion of the existing garage into a coach house on the subject property proposing the following variance(s):

No	Zoning By-law Regulation	Variance Request
1	Section 142(9c) Maximum Permitted Footprint of 95m ²	To permit a coach house maximum size of the full existing garage building of 116.22m ² .

The neighbourhood consists of both one and two-storey dwellings that are original to the area and two-storey dwellings that are newly constructed. There is an existing detached garage on the property is accessed via a driveway that is located off Corkery Road. The property is located on a two-way road, one lane each way without a centre median.

Variance #1 – Maximum Permit Size

The applicant requests relief from Zoning By-law 2008-250 Section 142 (9c) of 95m² to permit a 116.2m² Proposed repurposing of an existing detached garage into a coach house. The extra space is needed to accommodate the need of the owner’s family and future resident of the coach house.

Compliance to the Four Tests:

1. Is this application minor? Yes

We are asking for a permitted size adjustment of m from approximately 21.2m² condition.

2. Is the application desirable for the appropriate development of the lands in question? Yes

This is a rural community with large lots and plenty of space between neighbors houses. Given the current housing crisis and the need for coach homes to accommodate existing needs and structures, the proposed construction is ideal for all.

3. Does the application conform to the general intent of the zoning by-law? Yes

The intent of this application is to expand the residence to meet the family's needs while remaining on good terms with neighbours and the community we live in without intruding on neighbour's privacy nor intensifying the property to discomfort neighbours.

4. Does this application conform to the general intent of the official plan? Yes

This is in compliance with the vision statement of Section 9 – Rural Plan of the city's New Official Plan. This proposed will help to create a more vibrant and healthy community by remaining in keeping with the neighbours' streetscape and residence types.

Respectfully,
Karen Proud, Homeowner

3D Proposed Construction From Corkery Road



Existing Facade From Corkery Road



Proposed Coach House Facade