

Date: July 17, 2023

City of Ottawa
Committee of Adjustment
Minor Variance / Permission Application

Project: Zeinab Feneich, owner
Existing as-built shed - residential house
995 Rotary Way
Ottawa, Ontario K1T 3X1

RE: Application No: A21-001308
Proposed as-built exterior shed

Committee of Adjustment
Received | Reçu le

2023-07-17

City of Ottawa | Ville d'Ottawa
Comité de dérogation

This letter is to address the City of Ottawa that the as built exterior shed (Gross Area 17.85 sq.m.) located north side of the property (Plan 4M-1492, Block 78, Unit #38) as shown on site grading plan drawing SP complete with shown dimensions, approximately 0.585m set back from right-of-way property line on north direction and 0.26m set back from property line east side along Rotary Way. The as-built shed elevations, location and engineering plans is as per approved engineering application documents (Application #21-001308). This application is requesting the City of Ottawa to review the minor variance application zoning by-law for the as-built exterior shed structure and approve the as built shed location.

Minor Variance Application - Four Tests

I am writing on behalf of the owner to express my keen interest in submitting a minor variance application to the City of Ottawa. As an engaged resident and a responsible property owner, I firmly believe that this application aligns with the city's vision for sustainable and inclusive development. My application seeks to address the Four Tests outlined by the City of Ottawa for minor variances. I have meticulously reviewed these criteria and have taken great care to ensure that my proposed changes meet the requirements set forth. Allow me to elaborate on how my application satisfies each of the Four Tests:

1. **General Intent and Purpose of the Zoning By-law:** The proposed variance aligns with the general intent and purpose of the zoning by-law by fostering responsible and well-planned development while adhering to the overall character and objectives of the neighborhood. The modification I am seeking respects the existing zoning regulations while providing necessary flexibility to meet the changing needs of the community.
2. **Consistency with the Official Plan:** The proposed variance is consistent with the goals and policies of the Official Plan of the City of Ottawa. It takes into account the long-term vision for the area, including environmental sustainability, community development, and the preservation of natural features. The changes will enhance the overall livability of the neighborhood and contribute positively to the community's fabric.
3. **Minor in Nature:** The variance I am requesting is minor and will not have any significant adverse impacts on neighboring properties, the streetscape, or the general well-being of the community. The proposed changes are in scale and proportion to the existing development in the area, and they maintain the harmonious relationship between buildings and open spaces.
4. **Desirable for the Development or Use of the Land:** Granting the minor variance will allow for the efficient and effective use of the land in question. The proposed modifications are crucial for optimizing the functionality and usability of the property while respecting the

needs and desires of the community. The changes will ultimately contribute to the sustainable growth and development of the residential neighborhood.

I have previously submitted attached all the necessary supporting documents, including architectural plans, building elevation, surveys, and any additional materials required to assess the minor variance application. Furthermore, I am more than willing to collaborate with the City's planning department to provide any further information or clarification necessary for a comprehensive review

I would like to express my gratitude for the City of Ottawa's commitment to ensuring responsible development. It is my sincere hope that my minor variance application of the shed construction will be favorably considered, given its adherence to the Four Tests and its positive contribution to the community. I look forward to the opportunity to discuss my proposal further with the relevant department and contribute to the continued growth and success of our city.

Thank you for your time and consideration.

Sincerely,



Mohamad Salame, M.A.Sc., P.Eng.
Engineer

