

Applicant / Owner	Subject Property	Committee of Adjustment Received Reçu le 2024-04-22 City of Ottawa Ville d'Ottawa Comité de dérogation
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 total footprint & location of the existing structure to remain exactly the same as it currently is. Section 133(11)(a) of the Zoning By-law 2008-250 only permits the total footprint of a building containing a coach house, plus all accessory buildings and structures in a yard to be a maximum of 5% of the area of the yard in which they are located. However, in this case, a coverage of 26% is proposed in the interior side yard of the property.

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 133(11)(a) of Zoning By-Law 2008-250 The total footprint of a building containing a coach house plus all accessory buildings and structures in the yard may not exceed: (a) In the AG, EP, ME, MR, RC, RG, RH, RI, RR and RU Zones, 5 per cent of the area of the yard in which they are located	To permit a coverage of 26 per cent of the area of the interior side yard.

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 – Total Footprint of a Coach House in a Yard

The applicant requests relief from Zoning By-law Section 133(11)(a) of Zoning By-Law 2008-250 to permit a proposed repurposing of an existing detached garage into a coach house where the existing building currently exceeds 5 percent of the area of the yard in which the building is located.

Compliance to the Four Tests:

1. Is this application minor? Yes

We are asking for a permitted increase to the area of the yard covered by the building from 5 per-cent to 26 per-cent. This is not a new construction, rather it is a conversion of a building already exists.

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.

It is important to note that the Committee of Adjustment has already approved a prior application for this project and that, at the time the original application was submitted, the applicant was not aware, nor informed, of the need to apply for an additional minor variance under this section of the by-laws.

Respectfully,
Karen Proud, Homeowner

3D Proposed Construction From Corkery Road



Existing Facade From Corkery Road



Proposed Coach House Facade