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Jason Ryan
3 Miriam Ave
Ottawa On K2G 0L2

May 21, 2024

Committee of Adjustment
City of Ottawa
110 Laurier Ave West
Ottawa, ON K1P 1J1



Dear Committee of Adjustment:

I am looking to amend the Lot Coverage Ratio to construct a single storey 30.07 square metre addition to our bungalow. The addition is being constructed to create additional space and functionality for our daughter who requires the use of a wheelchair.

In considering the amendment to the lot coverage ratio, it is my opinion that the proposed minor variance represents good planning and meets the four statutory tests outlined by Sub-section 45(1) of the planning act.

The variance is minor in nature as the request only increases the lot coverage by an additional 2.15% or 30.07 square metres. It still falls well below the allowed lot coverage of 25% for serviced lots. The increase in square footage still provides 800 sqm of area for a replacement septic system.

The variance conforms with the property's current residential use, falls within all prescribed setback and height requirements. The architecture will align with the current built form and fit in with the character of the neighbourhood.

The proposed development conforms to the OP as the current use, and all other by-laws are adhered to with the addition, except for the lot coverage ratio.

The proposed addition is consistent with the PPS which emphasizes efficient land use and infrastructure management. The current lot can accommodate the additional square footage without any additional burden to infrastructure or the environment.

Sincerely,

Jason Ryan

Enclosure:

Minor Variance Permission Application
Survey
Site Plan
Tree Information Report
Elevations

