

Ottawa, May 17, 2023

The Committee of Adjustment
101 Centrepointe Drive
Ottawa, Ontario, K2G 5K7

Committee of Adjustment
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City of Ottawa | Ville d'Ottawa
Comité de dérogation

Cover letter for the minor variance application - 1970 Ruth Street in Ottawa

The owners of existing detached one-storey single family house at 1970 Ruth Street in Ottawa are proposing:

- a) to demolish existing detached garage located in the yard of the property and build a new garage in the same location,
- b) to construct a new carport above existing driveway, attached to existing house.

Both proposals require relief from the zoning provisions regulating the internal side setback of structures.

The existing garage side setback, as well as the new garage side setback is and will be 0.7 m, while the zone required minimum setback is 1.2 m.

The new carport side setback will be 0.45 m, while the zone required minimum setback is 1.2 m.

1. The general intent and purpose of the Official Plan; the general intent and purpose of the Zoning By-law.

The proposals do not violate the intent and purpose of the Official Plan, which addresses chiefly land use and overall functions of the City, and fit within the general intent and purpose of the Zoning By-law, which stipulates the residential character and overall density of the zone. The proposals relate only to ancillary structures on residential lot and conform to all other aspects of the zoning provisions; the use of the land, the character, and density of development do not change and remain entirely within their goals.

2. Desirability of the development or use of the land; proposal's magnitude.

Replacing the existing deteriorating garage with the new structure will help its performance and safety on the lot; the proposed building follows existing setbacks and only marginally increases, within the zoning limits, its overall floor area. Constructing the new carport adds functionality to existing driveway and is not possible without reducing the required side line setback. Both proposals improve the basic residential use of land. The sought relieves are minor by nature; they are similar to ones granted to the neighbouring property in the past.

I trust this letter and accompanying drawings clearly explain the essence of the application.

Chris Szymanowicz
Distinct Concepts
tel: 613-731-8421
email: concepts@maagma.ca

