

COMMITTEE OF ADJUSTMENTS

City of Ottawa
101 Centrepoint Drive
Ottawa Ont
K2G 5K7

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ATTENTION: COMMITTEE OF ADJUSTMENTS
Dear Committee Members;

Reference: 36 Cherry Drive Application for Consent

Committee of Adjustment
Received | Reçu le

2023-10-03

City of Ottawa | Ville d'Ottawa
Comité de dérogation

The following letter describes the existing conditions of the site, the proposed development and the rationale in support of the application:

Existing Conditions

The subject site is located in the Stittsville ward of the City of Ottawa, North of Fernbank, East of Stittsville Main Street, near the start of Cherry Drive. The Subject Site is comprised of one large lot measuring 44.86m (147.18') wide by 40.3m (132.21') deep. The property is situated on the apex of a curve with large homes surrounding and large infill development behind (Trachelle Pvt.).

Proposed Development

The combined application for Consent proposes to keep the existing single family home and accessories buildings and sever off the empty side yard as a lot to facilitate the development of a new detached dwelling conforming to the existing R1D zoning. The retained would be a 20.77m wide by 40.3m deep lot and the severed home would sit on a 24.09m x 37.58m lot

Rationale

The Subject Site is designated as 'General Urban Area' on Schedule B of the City of Ottawa Official Plan. The General Urban Area permits "the development of a full range and choice of housing types to meet the needs of all ages, incomes, and life circumstances." Policy 5 off Section 3.6.1 generally states that The City supports intensification in the general area where it compliments the existing streetscape, pattern of development and planned development for the area. The consent application supports the pattern of development as originally intended, will enhance and compliment the existing streetscape, and keep in line with future planned development in the area.

All subject requirements for setbacks within the R1D zone have been met as per the draft plan attached, and the buildable footprint has been shown in accordance. Since the requirements of the Zoning By-law have been met, and adequate setbacks for sound and fire provisions have been met and/or exceeded building code, the Subject property can still be used as the R1D Zoning intended.

Conclusion

The proposed development for the Subject Site maintains the intent and purpose of the City of Ottawa's Official Plan and 2008-250 Zoning By-law.

In support of the applications for severance please find enclosed:

- Consent Application Form
- Draft R-Plan of Survey

Should you have any questions with regards to the applications please do not hesitate to contact me.

Yours Truly,

Todd Sinclair

Blackburn Real Estate Holdings Inc.

Todd Sinclair,
Authorized Agent
613.818.7868
