

Committee of Adjustment
101 Centrepointe Dr
Nepean, Ontario
K2G 5K7

Committee of Adjustment
Received | Reçu le

2024-02-26

City of Ottawa | Ville d'Ottawa
Comité de dérogation

To the Committee of Adjustment:

The nature of this application is to apply for a minor variance at 1712 Devine Rd for the construction of a detached garage. The area we wish to receive a variance for falls under Section 55 - Accessory Uses, Buildings and Structures. Table 55 - PROVISIONS FOR ACCESSORY USES, BUILDINGS OR STRUCTURES, which states that the maximum permitted size: Aggregate of all accessory buildings not to exceed a lot coverage of 50% of the yard in which they are located, with a maximum cumulative floor area of 55 m² as measured from the exterior walls of the building.

I believe this application passes the 4 tests for the following reasons:

Test 1- That the variance is minor. This variance is minor because the proposed garage is 81 square meters which is considerably less than our 4000 square meter lot but is larger than the 55 square meter maximum. Given the size of our lot, the garage is only 2% of our yard space.

Test 2- The variance is desirable for the appropriate development or use of the property. The reason we need a garage that is larger than 55 square meters is that we wish to park our two vehicles in our garage as well as our lawn tractor and tractor that are necessary for maintaining a property of this size.

Test 3 & 4- The general intent and purpose of the Zoning By-law and Official Plan is maintained. Our house is over 792 square meters plus our concrete porch and does not have a garage attached to it. The garage we are proposing to build is well within proportion to our house and our lot size. Our street consists of mixed zoning with a couple houses with garages larger than their homes. In addition to this our property is adjacent to agricultural land which consists of several large barns and structures which means our garage will not look out of place in our neighborhood. I have reached out to the City of Ottawa Planning Department and they do not have any concerns regarding our application at this time.

Trees- . I have reached out to the City of Ottawa Planning Forester and because we are located in a rural area and no trees are on the City of Ottawa property their only recommendation is construction fences and trying to maintain all trees. We do not plan on removing any trees for this build.

Please find enclosed a land survey, a site plan/ elevation drawings, architectural drawings of the garage, engineered drawings of the garage, a Google Maps aerial view of the neighborhood and photos of my property with the proposed garage site outlined. The land we wish to build our garage on is clear and no trees will need to be removed for its construction.

Thank you,

Laura Somerville and Ryan Shirley