



Committee of Adjustment  
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**2024-06-24**

City of Ottawa | Ville d'Ottawa  
**Comité de dérogation**

June 16, 2024

RE: Devon Roy Contracting Inc. application to Construct for 2822 Bart's Lane

Application No: A24-000692

To whom it may concern:

Devon Roy Contracting Inc. is applying for two minor variances for an addition on the cottage at 2822 Bart's Lane.

1. Is the variance minor?

Due to the layout of the existing cottage the design of the addition exceeded the allowable amount by 28.05sq ft<sup>2</sup> which equals 5.5%.

2. Would the granting of the variance result in a development that would be desirable for the appropriate development or use of the applicant's land or building?

The use of the land and building will remain the same, a small cottage. The intent was to add a small addition in the same style to make the cottage more user friendly. Also to replace any rot the original structure had to make it safe which led to a necessary complete restoration. We also added a flood plan to further improve the original design.

3. Does the variance requested maintain the general intent and purpose of the zoning by-law?

The cottage will be in the same footprint with a small addition designed in the same style. The cottage will be improved by having it on posts to not affect anything in the surrounding area keeping with the intent on by-law.



4. Does the variance requested maintain the general intent and purpose of the Official Plan (OP)?

The intent of the space will remain the same. We have been advised that the application would be supportable by the Official Plan.

We have included the application, plans, and letter of permission from RVCA.

Thank you for your consideration,

Devon Roy

Owner- Devon Roy Contracting Inc.

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