

City of Ottawa

Committee of Adjustment

101 CenterPoint Drive 4th Floor

Ottawa Ontario, K2G5K7

Committee of Adjustment
Received | Reçu le

2024-07-09

City of Ottawa | Ville d'Ottawa
Comité de dérogation

July 4 2024

Severance Request for Part 1 Lot 34 – Registered Plan 564- (267 Marilyn Ave, City of Ottawa).

Request for Minor Variance.

Background:

The exiting zoning is R1GG within Zone 4. The Subzone Provisions (By-law 2009-164) are as follows.

1. Minimum Lot area - 665 m².
2. Minimum Lot Frontage-18m
3. Minimum Front Yard Setback- 6m
4. Minimum Interior Yard Setback-total is 3.6m with one yard no less than 1.2m

Severance Proposal:

The proposed new Lots (shown as Parts 1 &2 and Parts 3&4) both meet the minimum Lot area of 665m².

The proposed new residences meet the minimum side yard setbacks (Refer to Plan 4R schedule).

The proposed new lot frontages each lot is 14.55m, which is 3.45m short of the required 18m.

Request for a Minor Variance:

The frontage shortage falls within the definition of a minor variance and supports the general intent of the by-law.

The proposed new residential lots also support the City of Ottawa's mandate in finding new strategies for increase housing with the municipality.

Having gone through various City of Ottawa Planners/Development Officers it was stated that the minor variance seems reasonable since all other zoning provisions have been met.

Since we have support by the Development Officers, we trust that variance will be granted and the application for severance be approved.

Yours Truly,

Tony Tegano

cc: Angelo Montenegro OAA

angelo.montenegrino@gmail.com