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

## Faw Family Coach House Build Proposal Project description

To the Committee of adjustment  
City of Ottawa  
Attn. Michelle Bellemare

Our proposal is to infill on our property located at 6051 Herberts Corners Road in Greely with a Coach House. The property is approximately 2.5 acres, zoned RU Residential. We are well removed from our neighbours' buildings and host many trees. (We are very keen to NOT remove trees where it can be avoided.)

Our variances are minor when considered in the scope of our location and specific property. There are 2.

The variances:

- (1) The proposed Coach House is approx. 187.25 sq/m, single story bungalow, with basement, and garage. This exceeds the allowed footprint for a coach house relative to the principal dwelling.
- (2) A driveway from the municipal road to the Coach House (3) garage is necessary due to the distance. Both the driveway and garage are outside the defined coach house description.

We are also constructing to meet netZero guidelines and will be installing solar power generation on the roof of the house and garage. The area of the combined house and garage roof is required to provide adequate solar panel array to meet netZero designs.

We are to be sharing a well with the main house and will have a separate septic bed. Septic grading info attached. A site plan drawing for our property and the construction is also attached.

We believe this to be both desirable and appropriate use of the land.

With the approval of the requested variances to meet our NetZero, senior accessible bungalow build, the general intent and purpose of the Official Plan is being maintained.

The general intent and purpose of the by-law is being respected, interpreted to meet our project specific needs.

Mike Faw  
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Greely, On. K4P1H3

05/29/2024