

2024-08-27

City of Ottawa
Committee of Adjustment
101 Centrepointe Drive, 4th Floor
Ottawa, ON K2G 5K7

August 16, 2024

Dear Committee,

Please find attached application for a Minor Variance.

We are proposing to build an extension to our existing garage. In order to maintain a consistent look to the exterior side view of the house, we propose to keep the wall of the new extended portion of the garage in line with the existing garage. We would require a variance allowing an interior side yard setback of 0.61m, where currently the permitted interior side yard setback is 0.935m.

As per Section 45 of the Planning Act, our proposal meets the criteria of the “four tests” as follows:

- The variance is minor.
 - The existing side yard setback permitted is 0.935m and we are proposing a side yard setback of 0.61m
- The variance is desirable for the appropriate development or use of the property.
 - The proposed variance is essential for the appropriate development or use of the property, as it will allow us to make the necessary alterations that will enhance the functionality of the garage.
- The general intent and purpose of the Zoning By-Law is maintained.
 - Despite the requested variance, the general intent and purpose of the Zoning By-Law is maintained. The variance does not undermine the basic principles of the Zoning By-Law and will not lead to any negative impact on the surrounding area.
- The general intent and purpose of the Official Plan is maintained.
 - The proposed variance is in line with the general intent and purpose of the Official Plan, as it will not impede the planned development or growth of the area. The variance is consistent with the objectives and policies of the Official plan, and it does not conflict with any long-term plans for the area.

We believe this would be in keeping with the look of the neighbourhood, as the proposed extension is not visible from the street, it simply extends into the back yard.

We have enclosed our site plan in metric as well as the original survey of the lot, confirmation from the Infill Forester that at TIR is not required, and rear and right elevation plans.

We would like to thank you for your consideration.

Yours truly,

Grant and Vicki Lemieux
6045 Longleaf Drive Ottawa ON K1W 1J5
613-325-7292
vicki.lemieux@bgo.com