

2024-09-20

September 17, 2024

Panel 3 Planners
Committee of Adjustment
101 CentrepoinTE Drive
4th Floor
Ottawa, ON K2G 5K7

Dear Committee of Adjustment Panel 3 Planners,

RE: 2293 Edward Kidd Crescent, North Gower, ON, K0A 2T0
Zoned V1G
Garage Addition
Application for Minor Variance to Front Setback

The existing attached garage is setback from the front property line at 8.46 m as pinned in a property survey in 1984. The house itself is setback from the property line at approximately 8.97 m. The house was built in 1984 in North Gower prior to the amalgamation with the City of Ottawa. Under Zoning By-law Part 13, the front yard setback for Zone V1G is 13.5 m.

The property owners are planning an addition to the existing garage and would like to maintain the same setback at 8.46 m to allow the addition to be aligned with the frontage of the rest of the property. The even frontage will present well from the street and maintain the character and upkeep the desirability of the neighbourhood.

The property owners have a young family. Their intentions for the garage addition is to house a recreation trailer which will be used for making family road trips to create memories with their young children. The values of family and recreation contribute to the sense of community for North Gower.

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In consultation with the DIO, we are informed to use the half-way rule in Section 3(b) of the Zoning By-law to move towards compliance. We have also been in contact with a City Planner. Please find attached the correspondence with the DIO and the City Planner.

We are requesting approval of a reduction of 2.52 m in the front yard setback based on the half-way rule calculated as follows:

1	Required V1G Front yard setback	13.5 m
2	Existing Setback at 2293 Edward Kidd Crescent	8.46 m
3	Revised front yard setback using the Half-way Rule per Section 3(b) calculated as: = (Required Setback + Existing Setback)/2 = (13.5 + 8.46) / 2 = 10.98 m	10.98 m
4	Requested variance = Revised Setback – Existing Setback = 10.98 – 8.46 = 2.52 m	2.52 m

The requested variance satisfies the four-prong evaluation criteria of Section 45(1) of the Planning Act:

1. The requested variance maintains the general intent and purpose of the Official Plan:
 - a. By ensuring that the new development (garage addition) is *compatible with the existing look and feel* of the existing property as well as the other houses on the street.
 - b. The North Gower Secondary Plan recognizes the importance of active healthy living and the value of recreation and community activities. The property owners intend to use the garage addition for the storage of a recreation vehicle for their growing young family. This serves to support values of recreation and family and supporting livability in the community.
 - c. By satisfying Design Guideline #25 in the North Gower Secondary Plan which states that the *garage should be simple finished and have a gable roof*. By permitting the requested variance, the new garage addition will continue the simple gable roof of the existing property.

- d. By satisfying Design Guideline #31 in the North Gower Secondary Plan which states the development (new garage addition) *should be compatible with the proportions, roof design and the site plan of the existing buildings in the streetscape*. The requested variance will maintain the same setback at 8.46 m to allow the addition to be aligned with the frontage of the rest of the property. The even frontage will present well from the street and maintain the character and upkeep the desirability of the neighbourhood.
2. The requested variance maintains the general intent and purpose of the Zoning By-law for V1G zone:
 - a. By satisfying the Purpose of the Zone *to regulate development for maintaining the low profile form of the neighbourhood, as per By-law Part 13, page 47*. The requested variance will allow the garage addition to maintain the low profile form of the house and therefore of the neighbourhood.
 3. The requested variance is *desirable for the orderly development and use of the land* by maintaining the character of the house and be consistent with an aligned frontage similar to other houses on the street and in the neighbourhood.
 4. The variance requested is minor at 2.52 m. The variance will permit the face of the new addition to be in line with the existing garage and have an even frontage with the rest of the property.

Thank you.
Kind Regards,

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