

19 July 2024

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

Requested Variance: To permit a reduced side yard setback of 1.98 metres

Hello:

Attached you will find the details of our proposal to extend our garage 3 metres towards the property line and the supporting documentation as follows:

- A. Slope Stability Assessment including no septic impact assessment
- B. Grading Plan
- C. Elevation Drawings and Proposed Plan 5444 West River Drive
- D. Construction Plan Drawing Details with Dimensions
- E. Truss Layout
- F. TIR Report - Rogers Yahoo Mail re: 3 metres Extension on Garage at 5444 West River Drive
- G. Site Survey Lot 75 Plan 648 Large Scale
- H. Site Survey Lot 75 Plan 648 Reduced Scale
- I. RCVA Development Activity Permit Letter
- J. Neighbours Attestation Letter with no concerns or issues
- K. Hydro Ottawa – No Conditions Letter

As outlined in the references, the proposal is to extend the garage to the left (when facing the property from the street) by 3 metres to accommodate two vehicles. This extension will still leave 1.98 metres between garage and the property line. Hence, the requested variance is a request to reduce the distance from the proposed garage to the property line from 3 metres to 1.98 metres. The back side of the garage will remain the same distance from the Rideau River and have no impact on the environmentally protected areas. Additionally, there is no impact on any trees or vegetation as the existing area is a stone pathway and beach stone.

The roof line will be extended to accommodate the dual vehicle garage and will remain in line with existing height and slope. This design fits into current neighbourhood designs and is like other two vehicle garage structures. The 5 neighbours in adjoining and near properties are supportive of the proposal and have no issues or concerns.

As requested, I completed the 4 tests as follows:

- 1. Variance is minor – confirmed
- 2. Variance is desirable for the appropriate development or use of the property – Confirmed. Variance is only 9 foot extension on garage.
- 3. The general intent and purpose of the Zoning By-law is maintained – Maintained as there is still 1.98 metres to the property line.

4. The general intent and purpose of the Official Plan is maintained – Maintained as there is still 1.98 metres to the property line and neighbours are in agreement.

Hence, we respectfully request permission and approval to progress this renovation. The builder is still able to complete this project if approved before 30 August 2024.

Sincerely,

A handwritten signature in black ink, appearing to be 'PJ', with a long horizontal stroke extending to the right.

Peter Johnston  
Owner  
5444 West River Drive