



**URBANKEIOS**

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Committee of Adjustment  
City of Ottawa  
101 CentrepoinTE Drive, 4<sup>th</sup> Floor  
Ottawa, On. K2G5K7

**Committee of Adjustment**  
Received | Reçu le

**2024-12-03**

City of Ottawa | Ville d'Ottawa  
**Comité de dérogation**

Re: **2006 Rideau River Drive, Ottawa, On**

Dear Committee Members:

Please find attached drawings for a small bedroom addition located on the side and rear of the main floor of 2006 Rideau River Drive.

In order to add an additional bedroom this area seemed to be the least obtrusive and best connected to the main body of the house. Due to the position of the addition of the site we would need to request two minor variances to request a side and rear yard reduction.

We feel these variances are minor in nature and stand the 4 test of the zoning bylaw.

1. The variances are minor in nature – especially with the fact that they will have no effect to the street or character of the dwelling
2. The variances are desirable for they preserve the character of the street and the building will better serve the family's needs.
3. The variances fit within the intent of the zoning bylaws to retain the character of the neighborhood.
4. The variances are keeping within the intent of the official

Thank you,

Nickolas Semanyk  
Principal, Urban Keios Design Inc.